

City Council

Mayor John W. Minto

Vice Mayor Rob McNelis - District 1

Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3

Councilmember Dustin Trotter - District 4

### **CITY OF SANTEE**

REGULAR MEETING AGENDA
Santee City Council

Interim City Manager | Gary Halbert City Attorney | Shawn D. Hagerty City Clerk | James Jeffries

#### **MEETING INFORMATION**

Wednesday, September 24, 2025 6:30 p.m. Council Chamber | Building 2 10601 Magnolia Ave • Santee, CA 92071

#### **TO WATCH LIVE:**

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County) www.cityofsanteeca.gov

#### **IN-PERSON ATTENDANCE**

Members of the public who wish to view the Council Meeting live may watch the live taping in the Council Chamber on the meeting date and time listed above.

#### LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip before the item is called. Your name will be called when it is time to speak.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will start when the participant begins speaking.



## REGULAR MEETING AGENDA September 24, 2025 | 6:30 p.m.



**ROLL CALL:** Mayor John W. Minto

Vice Mayor Rob McNelis – District 1 Councilmember Ronn Hall – District 2 Councilmember Laura Koval – District 3 Councilmember Dustin Trotter – District 4

**LEGISLATIVE INVOCATION:** Summit Unitarian Universalist Fellowship – Reverend KC

Marie Pandell

#### PLEDGE OF ALLEGIANCE

**PROCLAMATION:** September 29 - October 3, 2025, as National Manufacturing Week

#### **CONSENT CALENDAR:**

**PLEASE NOTE:** Consent Calendar items are considered routine and will be approved by one motion with no separate discussion. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be submitted to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Jeffries)
- (2) Approval of Meeting Minutes of the Santee City Council for the Special Meetings of July 8, 10, and 11, 2025, August 4, 2025, August 4, 2025, August 12, 2025, Regular Meeting of August 13, 2025, and Special Meeting of August 20, 2025. (City Clerk Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance Jennings)
- (4) Approval of the Expenditure of \$118,305.58 for August 2025 Legal Services. (Finance Jennings)
- (5) Adoption of Resolution Authorizing the Appropriation of General Fund Reserves to the Fiscal Year 2025-26 Community Services Operating Budget for Security Services. (Community Service Chavez)
- (6) Adoption of a Resolution Authorizing the Purchase of Twenty (20) Clear Polycarbonate Panels from ePlastics for the Town Center Community Park Sports Complex Arena Soccer Field Improvements and Authorizing the Appropriation of \$96,840.00 from the General Fund Reserve. (Engineering/Community Services Schmitz/Chavez)





(7) Adoption of a Resolution Approving the Final Map for an Eight-Unit Planned Residential Development Subdivision (TM2021-2) and Authorizing the City Engineer to Execute the Associated Subdivision Improvement Agreement. Location: Southwest Corner of Fanita Drive and Watson Place. Applicant: Sofia SD Corporation, a California Corporation. (Engineering – Schmitz)

#### NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment will be heard prior to Council Reports.

#### **PUBLIC HEARING:**

(8) Public Hearing for a Tentative Map (TM-2024-0001) and Development Review Permit (DR-2024-0001) for a Multi-Family Residential Development Consisting of 285 Units and Related Site Improvements on a 22.17 Acre Parcel Located at the Terminus of Park Center Drive and West of Cottonwood Avenue (APN 381-051-18-00) in the R-14 (Medium High Density Residential) Zone and Finding the Project is Subject to California Environmental Quality Act Sections 15162 and 15164 Addendum to an EIR (Applicant: City Ventures Homebuilding, LLC). (Planning and Building – Sawa)

#### Recommendation:

- 1) Conduct and close the Public Hearing; and
- 2) Find Tentative Map TM-2024-0001 and Development Review Permit DR-2024-0001 subject to Section 15462 and 15164 of the CEQA Guidelines, approve the Addendum to the PEIR and authorize the filing of a Notice of Determination; and
- 3) Approve Tentative Map TM-2024-0001 per the Resolution; and
- 4) Approve Development Review Permit DR-2024-0001 per the Resolution.

#### **NEW BUSINESS:**

(9) Type 1 Fire Engine Refurbishment Discussion. (Fire – Wallace)

#### Recommendation:

Receive presentation and provide direction to staff.





(10) Selection of Voting Representative and Alternates for the League of California Cities Annual Conference and Resolution Cancelling the Regular Meeting of the City Council Scheduled for Wednesday, October 8, 2025. (City Clerk – Jeffries)

#### Recommendation:

- 1. Select a voting representative and up to two alternates to attend the General Assembly Meeting and direct the City Clerk Office to complete and forward the Voting Delegate/Alternate form to the League of California Cities; and
- 2. Adopt the Resolution cancelling the Regular Meeting of the Santee City Council scheduled for Wednesday, October 8, 2025.

#### NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:
CITY MANAGER REPORTS:
CITY ATTORNEY REPORTS:
CLOSED SESSION:
ADJOURNMENT:





## BOARDS, COMMISSIONS & COMMITTEES SEPTEMBER AND OCTOBER MEETINGS

Sep.	03	Santee Park and Recreation Committee	Council Chamber
Sep.	80	Community Oriented Policing Committee	Council Chamber
Sep.	10	Council Meeting	Council Chamber
Sep.	18	Santee Manufactured Home Fair Practices Commission	Council Chamber
Sep.	24	Council Meeting	Council Chamber
Oct.	01	Santee Park and Recreation Committee	Council Chamber
Oct.	80	Council Meeting	Council Chamber
Oct.	13	Community Oriented Policing Committee	Council Chamber
Oct.	22	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City's website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.



**MEETING DATE** September 24, 2025

ITEM TITLE PROCLAIMING SEPTEMBER 29 TO OCTOBER 3, 2025, AS NATIONAL MANUFACTURING WEEK

#### DIRECTOR/DEPARTMENT

John W. Minto, Mayor

#### SUMMARY

National Manufacturing Week is observed annually to acknowledge and celebrate the significant contributions of manufacturing to the national, state, and local economy, as well as workforce development. This year, National Manufacturing Week is being observed from September 29 to October 3, 2025, with coordinated events across the nation designed to increase public awareness of modern manufacturing and the broad range of career opportunities this industry provides. It is also aligned with National Manufacturing Day, which is customarily observed on the first Friday in October.

California currently has the largest number of manufacturers in the nation, with over 36,000 firms served by 1.2 million workers representing virtually every manufacturing sector. Santee is home to over 100 manufacturing companies which represent an important segment of the local economy and contribute both highly skilled and high-paying jobs.

Locally, East County Economic Development Council is hosting its 10th Annual East County Manufacturing Expo on September 30, 2025, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing and provide educational and business resources. This will be the largest event recognizing the manufacturing industry in the San Diego and Imperial County region.

James Sly, CEO of the East County Economic Development Council, will accept the City Proclamation for National Manufacturing Week for presentation and display at the Manufacturing Expo on September 30, 2025.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW ⋈ N/A ☐ Completed

RECOMMENDATION

Present the proclamation.

**ATTACHMENTS** 

Proclamation





## Proclamation

**WHEREAS,** National Manufacturing Week is observed annually to acknowledge the significant contributions of manufacturing to the national, state, and local economy, as well as workforce development; and

**WHEREAS,** National Manufacturing Week is being observed from September 29 to October 3, 2025, with coordinated events across the nation designed to increase public awareness of modern manufacturing and the broad range of career opportunities this industry provides; and

WHEREAS, East County Economic Development Council is hosting its 10th Annual East County Manufacturing Expo on September 30, 2025, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing, and provide educational and business resources; and

WHEREAS, California currently has the largest number of manufacturers in the nation, with over 36,000 firms served by 1.2 million workers representing virtually every manufacturing sector, and the East County Manufacturing Expo represents the largest event recognizing the manufacturing industry in the San Diego and Imperial County region; and

**WHEREAS,** the Santee community is fortunate to be the home of over 100 manufacturing companies which represent an important segment of the local economy, contributing both highly skilled and high-paying jobs.

**NOW, THEREFORE,** I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim the week of September 29 to October 3, 2025, as

#### "NATIONAL MANUFACTURING WEEK"

in the City of Santee and encourage all citizens to celebrate the importance of manufacturing within our community and recognize the contributions of East County Economic Development Council in support of this industry.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-fourth day of September, two thousand twenty-five, and have caused the Official Seal of the City of Santee to be affixed.

MEETING DATE September 24, 2025

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA

#### **DIRECTOR/DEPARTMENT** James Jeffries, City Clerk

#### SUMMARY

This Item asks the City Council to waive the reading in full of all Ordinances on the Agenda (if any) and approve their reading by title only. The purpose of this Item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of Items on the agenda.

State law requires that all Ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each Ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive Items. Adoption of this waiver streamlines the procedure for adopting the Ordinances on tonight's Agenda (if any), because it allows the City Council to approve Ordinances by reading aloud only the title of the Ordinance instead of reading aloud every word of the Ordinance.

The procedures for adopting Resolutions are not as strict as the procedures for adopting Ordinances. For example, Resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like Ordinances, all Resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

#### FINANCIAL STATEMENT

N/A

#### CITY ATTORNEY REVIEW □ N/A • □ Completed

#### RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

#### **ATTACHMENT**

None.



#### MEETING DATE September 24, 2025

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE SPECIAL MEETINGS OF JULY 8, 10, AND 11, 2025, AUGUST 4, 2025, AUGUST 12, 2025, REGULAR MEETING OF AUGUST 13, 2025, AND SPECIAL MEETING OF AUGUST 20, 2025

#### **DIRECTOR/DEPARTMENT** James Jeffries, City Clerk

#### **SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

#### FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW ⋈ N/A • ☐ Completed

#### **RECOMMENDATION**

Approve Minutes as presented.

#### **ATTACHMENT**

July 8, 10, and 11, 2025, Special Meeting Minutes
August 4, 2025, Special Meeting Minutes – Morning Meeting
August 4, 2025, Special Meeting Minutes – Afternoon Meeting
August 12, 2025, Special Meeting Minutes
August 13, 2025, Regular Meeting Minutes
August 20, 2025, Special Meeting Minutes





# Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California Tuesday, July 8, 2025 Thursday, July 10, 2025 Friday, July 11, 2025

#### **CALL TO ORDER/ROLL CALL:**

Day one of the Special Meeting was called to order by Mayor Minto at 8:31 a.m.

**Present:** Mayor John W. Minto, Vice Mayor Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

#### **NEW BUSINESS:**

(1) Public Hearing for the Selection of Up to Four Retail Commercial Cannabis Businesses (CCBs) with Up to Four Alternate CCBs and Finding the Action Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15303. (Planning and Building – Sawa) (Reso 101-2025)

The Public Hearing was opened at 8:32 a.m. Rachael Lindebrekke, Associate Planner, provided a PowerPoint presentation and explained how the interview process would work.

Representatives from Siesta Life (Siesta Life Santee LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 9:14 a.m. and reconvened at 9:31 a.m.

Representatives from Flame (Market Equities LLC) responded to the interview questions.

Council recessed at 10:03 a.m. and reconvened at 10:31 a.m.

Representatives from Green Reserve (East County Prospect LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 11:18 a.m. and reconvened at 11:22 a.m.

Representatives from Catalyst (South Cord Holdings LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 12:08 p.m. and reconvened at 1:00 p.m.

Representatives from Dr. Green Thumb's (Santee Project LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 1:46 p.m. and reconvened at 1:50 p.m.

Representatives from Flyte (9805 Prospect LLC) provided a PowerPoint presentation and responded to the interview questions.

Mayor Minto announced day two of the meeting would be reconvened on July 10, 2025, at 8:00 a.m. Council recessed at 2:24 p.m.

Day two of the Special Meeting was reconvened on July 10, 2025, at 8:36 a.m. with all members present.

Representatives from Embarc (Santee Responsible and Compliant Retail LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 9:23 a.m. and reconvened at 9:26 a.m.

Representatives from Off the Charts (OTC Santee LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 10:20 a.m. and reconvened at 10:24 a.m.

Representatives from Mission Greens (Santee Prospect LLC) provided a PowerPoint presentation and responded to the interview questions.

Representatives from Hightend (OC Coast Inc.) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 12:02 p.m. and reconvened at 12:12 p.m.

Representatives from Wellgreens (Mission Gorge Ventures LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 12:57 p.m. and reconvened at 1:05 p.m.

Representatives from March and Ash (March and Ash Santee Inc.) provided a PowerPoint presentation and responded to the interview questions.

Representatives from BUZZ (Hilife Group Santee LLC) responded to the interview questions.

Council recessed at 2:32 p.m. and reconvened at 2:40 p.m.

Representatives from Culture Cannabis Club (Santee Store LLC) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 3:16 p.m. and reconvened at 3:32 p.m.

Representatives from Leaf Society (Prospect Avenue Holdings LLC) provided a PowerPoint presentation and responded to the interview questions.

Representatives from Santee Holistics (TD Santee Inc.) provided a PowerPoint presentation and responded to the interview questions.

Council recessed at 4:43 p.m. and convened in Closed Session at 4:45 p.m.

#### **CLOSED SESSION:**

(2) Conference with Legal Counsel—Anticipated Litigation (Government Code section 54956.9(d)(2))

Significant exposure to litigation: Twelve potential cases related to the retail cannabis business selection process

Council reconvened in Open Session at 5:00 p.m. Mayor Minto reported direction was received for day three of the meeting and that day three would reconvene on July 11, 2025, at 8:00 a.m. Council recessed at 5:01 p.m.

Day three of the Special Meeting was reconvened on July 11, 2025, at 8:02 a.m. with all members present.

#### <u>NEW BUSINESS</u>:

(1) Public Hearing for the Selection of Up to Four Retail Commercial Cannabis Businesses (CCBs) with Up to Four Alternate CCBs and Finding the Action Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15303. (Planning and Building – Sawa) (Reso 101-2025)

Mayor Minto announced that public comment would be limited to two minutes per speaker and provided brief comments on how public comment would be conducted.

#### **Public Speakers:**

- Stephen Parkhurst, Dr. Green Thumb's
- Bridget Hagopian, Dr. Green Thumb's
- Zachory, Dr. Green Thumbs, provided letters of support
- Lisbeth Johnson, Dr. Green Thumb's
- John Hossick, Embarc
- Mike Aiken, Embarc
- Elana Levens-Craig, Embarc
- Jocelyn Rodriguez, Off the Charts
- Shelby Fischer, Off the Charts
- Darren, The Fight Smokers Club Fight Foundation
- Austin Johnson, Off the Charts

- Sydney Ruiz, Off the Charts
- Jordan Johnson, The Standard by Farmdale, did not speak
- Maribel McKinze, UFCW, did not speak
- Jazlin Marquez, Off the Charts
- Adam Schilling, Off the Charts
- Douglas Helfman, Crystal Clear, Off the Charts
- Chris Salem, Flyte
- Moises Astrada, Off the Charts
- Monica Castaneda, Off the Charts
- Jon Wooding, Young Life, Embarc
- Dillon Marogy, Off the Charts
- Becky Rapp
- Peggy Walker
- Kathleen Lippitt
- Arya Lareybi, Buzz Cannabis
- Greg Buffington, Buzz Cannabis
- Christian Espinoza, Off the Charts
- Maria G. Avila, Buzz Cannabis
- Silvino Rodriguez, Buzz Cannabis, did not speak
- John Avita, Wellgreens
- Darryl Allen, Off the Charts
- Brian Swope, Buzz Cannabis
- Jim Bartell, Catalyst, provided letters of support
- Debra Fieter, Wellgreens
- Saad S. Pattah, Mission Greens
- Daniel Buksa, Mission Greens
- Mark Tauma, Wellgreens
- Hiwalani Sierra, Catalyst
- Jadzia Freed, Catalyst
- John Moralez, Catalyst
- Doug Dixon, Off the Charts
- Alex Dos Santos, Mission Greens
- Matt Jones, Off the Charts, provided letters of support
- Donna McManus, Santee VFW, proved letter of support
- Reese Raven, Dr. Green Thumb's
- Dan Bickford, Culture Cannabis
- Alyssa Ontiveros, Off the Charts
- Toby, Santee Holistics
- Sean Ryan, Murphy's Ridge, Catalyst

Council recessed at 9:31 a.m. and reconvened at 9:42 a.m.

Mayor Minto thanked everyone for their testimony over the last several days and provided an overview of how the selection process would continue and be narrowed down.

Vice Mayor McNelis listed the following eight applicants that he would like to be considered to move onto the next phase of deliberations: Green Reserve, Dr. Green Thumb's, Mission Greens, Flyte, March and Ash, Embarc, Off the Charts, and Buzz.

Councilmember Hall listed the following eight applicants that he would like to be considered to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Flyte, Green Reserve, Mission Greens, and Wellgreens.

Councilmember Trotter listed the following eight applicants that he would like to be considered to move onto the next phase of deliberations: Embarc, Culture Cannabis Club, Flyte, Mission Greens, Dr. Green Thumb's, Green Reserve, Buzz, and Santee Holistics.

Councilmember Koval listed the following eight applicants that she would like to be considered to move onto the next phase of deliberations: Culture Cannabis Club, Dr. Green Thumb's, Embarc, Green Reserve, March and Ash, Off the Charts, Siesta Life, and Wellgreens.

Mayor Minto listed the following eight applicants that he would like to be considered to move onto the next phase of deliberations: Culture Cannabis Club, Dr. Green Thumb's, Embarc, Green Reserve, March and Ash, Mission Greens, Santee Holistics, and Wellgreens.

Council recessed at 11:11 a.m. and reconvened at 11:28 a.m.

Following Council discussion, the following eight applicants were selected by the City Council to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Green Reserve, Santee Holistics, Flyte, and Mission Greens.

Mayor Minto listed the following six applicants that he would like to be considered to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Santee Holistics, and Green Reserve.

Vice Mayor McNelis listed the following six applicants that he would like to be considered to move onto the next phase of deliberations: Buzz, Green Reserve, Mission Greens, Flyte, Embarc, and Dr. Green Thumb's.

Councilmember Hall listed the following six applicants that he would like to be considered to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Flyte, and Mission Greens.

Councilmember Koval listed the following six applicants that she would like to be considered to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Green Reserve, and Flyte.

Councilmember Trotter listed the following six applicants that he would like to be considered to move onto the next phase of deliberations: Mission Greens, Green Reserve, Flyte, Dr. Green Thumb's, Buzz, and Embarc.

Following Council discussion, the following six applicants were selected by the City Council to move onto the next phase of deliberations: Buzz, Culture Cannabis Club, Dr. Green Thumb's, Embarc, Flyte, and Green Reserve.

Councilmember Trotter listed the following four applicants that he would like to be considered as one of the four Commercial Cannabis Businesses: Green Reserve, Flyte, Buzz, and Dr. Green Thumb's.

Councilmember Koval listed the following four applicants that she would like to be considered as one of the four Commercial Cannabis Businesses: Dr. Green Thumb's, Green Reserve, Buzz, and Embarc.

Councilmember Hall listed the following four applicants that he would like to be considered as one of the four Commercial Cannabis Businesses: Buzz, Culture Cannabis Club, Embarc, and Flyte.

Vice Mayor McNelis listed the following four applicants that he would like to be considered as one of the four Commercial Cannabis Businesses: Green Reserve, Buzz, Flyte, and Dr. Green Thumb's.

Mayor Minto listed the following four applicants that he would like to be considered as one of the four Commercial Cannabis Businesses: Buzz, Culture Cannabis Club, Dr. Green Thumb's, and Embarc.

Following Council discussion, Buzz, Dr. Green Thumb's, Flyte, and Green Reserve were selected by the City Council as the four Commercial Cannabis Businesses with Embarc selected as first alternate and Culture Cannabis Club, Mission Greens, and Santee Holistics as additional alternates.

Council recessed at 12:57 p.m. and reconvened at 2:01 p.m.

Sandi Sawa, Planning and Building Director, provided an update on the changes made to the Resolution being considered for Council adoption.

**Action:** Councilmember Trotter moved approval of staff recommendation.

Vice Mayor McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

#### **ADJOURNMENT**:

There being no further business, the meeting was adjourned at 2:04 p.m.
Date Approved:
James Jeffries, City Clerk



#### Santee City Council Sportsplex USA Santee 9951 Riverwalk Drive, Santee, CA 92071 August 4, 2025

Minutes

#### **CALL TO ORDER/ROLL CALL:**

The Special Meeting was called to order by Mayor Minto at 8:06 a.m.

**Present:** Mayor John W. Minto and Councilmembers Laura Koval and Dustin Trotter – 3. Absent: Vice Mayor Rob McNelis\* and Councilmember Ronn Hall – 2.

\*Vice Mayor McNelis joined the meeting at 8:07 a.m.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

#### **WORKSHOP ON GOALS AND STRATEGIES:**

Gary Halbert, Interim City Manager, provided opening remarks and provided an overview of the schedule.

Shawn Hagerty, City Attorney; Sandi Sawa, Planning and Building Director; Nicholas Chavez, Community Services Director; and Carl Schmitz, Engineering Director; lead discussion on various topics related to the San Diego River and responded to Council questions.

Council and staff meet in break-out groups to discuss priorities for individual departments.

Council and staff went over ideal traits to be considered in the selection of the next City Manager. Mayor Minto announced he had another meeting to attend and left the meeting at 11:16 a.m.

#### ADJOURNMENT:

ADOGORNINENT.
There being no further business, the meeting was adjourned at 11:34 p.m.
Date Approved:
James Jeffries, City Clerk



## Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California August 4, 2025

#### **CALL TO ORDER/ROLL CALL:**

The Special Meeting was called to order by Mayor Minto at 2:01 p.m.

**Present:** Mayor John W. Minto, Vice Mayor Rob McNelis and Councilmembers Ronn Hall and Laura Koval – 4. Absent: Councilmember Dustin Trotter – 1.\*

\*Councilmember Trotter arrived at 2:04 p.m.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

#### **CLOSED SESSION:**

Councilmembers recessed at 2:01 p.m. and convened in Closed Session at 2:02 p.m. Councilmember Trotter arrived at 2:04 p.m. and entered Closed Session.

(1) Public Employment

(Gov. Code section 54957)

Title: City Manager

(2) Public Employee Appointment

(Gov. Code section 54957)

Title: City Manager

Councilmembers reconvened in Open Session at 3:54 p.m. with all members present. Mayor Minto reported in regard to Items 1 and 2 discussions followed with no action taken.

#### **ADJOURNMENT:**

James Jeffries, City Clerk

There being no further business, the meeting was adjourned at 3:55 p.m
Date Approved:



## Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California August 12, 2025

#### **CALL TO ORDER/ROLL CALL:**

The Special Meeting was called to order by Vice Mayor McNelis at 12:01 p.m.

**Present:** Vice Mayor Rob McNelis and Councilmembers Laura Koval and Dustin Trotter – 3. Absent: Mayor John W. Minto and Councilmember Ronn Hall – 2.\*

\*Mayor Minto arrived at 12:03 p.m. Councilmember Hall arrived at 12:10 p.m.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

#### **CLOSED SESSION:**

Councilmembers recessed at 12:01 p.m. and convened in Closed Session at 12:02 p.m. Mayor Minto arrived at 12:03 p.m. and entered Closed Session. Councilmember Hall arrived at 12:10 p.m. and entered Closed Session.

#### (1) Public Employment

(Gov. Code section 54957)

Title: City Manager

#### (2) Public Employee Appointment

(Gov. Code section 54957)

Title: City Manager

#### (3) Conference with Labor Negotiators

(Gov. Code section 54957.6)

City Designated Representatives: Council Ad Hoc Negotiating Sub-Committee Unrepresented Employee: Potential New City Manager

Councilmembers reconvened in Open Session at 5:28 p.m. with all members present. Mayor Minto reported in regard to Items 1, 2, and 3 direction was given for each item.

#### **ADJOURNMENT:**

Date Approved:

There being no further business, the meeting was adjourned at 5:29 p. I
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James J	effries	City	Clerk	

### **DRAFT**

## Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California August 13, 2025

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

**INVOCATION** was given by James Huenink, First Lutheran Church.

<u>PLEDGE OF ALLEGIANCE</u> was led by Sandi Sawa, Planning and Building Director.

**PROCLAMATION:** Celebrating Santee Chamber of Commerce 70th Anniversary

Vice Mayor McNelis presented the Proclamation to Susie Parks, Chair of Board of Directors, and Amanda Daugherty, President/CEO, of the Santee Chamber of Commerce.

#### **CONSENT CALENDAR:**

James Jeffries, City Clerk, announced speaker slips were submitted for Items 2, 3, and 9.

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk Jeffries)
- (2) Item Pulled for Discussion.
- (3) Item Pulled for Discussion.
- (4) Approval of the Expenditure of \$121,205.61 for June 2025 Legal Services. (Finance Jennings)
- (5) Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with TeamCivX for Funding Feasibility Assessment Services for an amount not to exceed \$140,000.00, this Action is Not a Project Under the California Environmental Quality Act ("CEQA") Pursuant to CEQA Guidelines Section 15060 and 15378. (Engineering Schmitz) (Reso 102-2025)

\_\_\_\_\_\_

(6) Adoption of a Resolution Authorizing Acceptance of Urban Area Security Initiative (UASI) Grant Subaward Amendment to Conduct Four Regional Emergency Management Specialist Certificate Training Courses and Expenditure of Same. (Fire – Wallace) (Reso 103-2025)

- (7) Adoption of a Resolution Authorizing the Purchase of a New 2025 CAT 255 Compact Track Loader with Attachments, Per Sourcewell Competitive Contract #020223, in the amount of \$144,305.34. (Fire Wallace) (Reso 104-2025)
- (8) Opt into Settlement Agreement with Distributors of Opioids, Purdue Pharma, L.P. and the Sackler Family. (City Manager Halbert)
- (9) Item Pulled for Discussion.
- (10) Adoption of a Resolution Authorizing the City Manager to Enter into a Three-Year Enterprise License Agreement with Environmental Systems Research Institute, Incorporated ("ESRI") and Authorizing the Appropriation of \$8,840.00 from General Fund Reserves. (City Manager Halbert) (Reso 106-2025)
- (11) Adoption of a Resolution Authorizing the Appropriation of Funds to Purchase Microsoft Dynamics Licenses. (City Manager Halbert) (Reso 107-2025)

**Action:** Vice Mayor McNelis moved approval of the Consent Calendar and Agenda as Amended.

Councilmember Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

#### Items removed from the Consent Calendar:

(2) Approval of Meeting Minutes of the Santee City Council for the Special Meeting of June 11, 2025, and Regular Meetings of June 11, 2025, June 25, 2025, and July 9, 2025. (City Clerk – Jeffries)

#### **Public Speaker:**

Truth

**Action:** Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

Approval of Payment of Demands as Presented. (Finance – Jennings)

#### **Public Speaker:**

Truth

(3)

**Action:** Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

(9) Adoption of a Resolution Appropriating Funding from the General Fund Reserve to Fund a Professional Services Agreement with Howard Blackson for Conceptual Design Services. (City Manager – Halbert) (Reso 105-2025)

#### **Public Speaker:**

Truth

**Action:** Vice Mayor McNelis moved approval of staff recommendation.

Councilmember Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: No; and Trotter: Aye. Ayes: 4. Noes: 1.

#### **NON-AGENDA PUBLIC COMMENT (15 minutes):**

- (A) Carl Constantino requested Santee consider an Ordinance for additional e-bike regulations.
- (B) Kathleen Lippitt spoke about the marijuana industry, comments received at the Special Meeting for Commercial Cannabis Businesses and City expenditures related to the cannabis Ordinance.
- (C) John Hossick, Santee Mobilehome Owners Action Committee, thanked the Council for their support and spoke about contributions to Buddy's Backpacks.
- (D) Toby Brown spoke about potholes on Mesa Road and repairs it has received in the past.
- (E) Truth spoke about public records on private devices, the condition of bridges in Santee, and commented on the Special Meeting for Commercial Cannabis Businesses.

#### **PUBLIC HEARING:**

(12) Public Hearing and Introduction and First Reading of an Ordinance Amending Santee Municipal Code Title 13 (Zoning) Regarding Industrial Use Regulations and Finding the Action to Not Require Environmental Review per the California Environmental Quality Act ("CEQA") Section 15378(b)(5) (ZOA-2025-0002). (Planning and Building – Sawa)

The Public Hearing was opened at 7:01 p.m. Madeline Mattson, Principal Planner, provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director, Gary Halbert, City Manager, and Shawn Hagerty, City Attorney.

#### **Public Speaker:**

- Carl Costantino
- Truth

**Action:** Mayor Minto moved approval of staff recommendation with changes made to hours of operation for Animal Care Facilities and changes to the Coffeehouse definition.

Vice Mayor McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:16 p.m.

#### **NEW BUSINESS:**

(13) Resolution Appointing Nitin Nakrani as Interim Building Official and Approving Employment Agreement. (Human Resources – Freeman) (Reso 108-2025)

Rida Freeman, Human Resources Director, provided a staff report.

**Action:** Councilmember Koval moved approval of staff recommendation.

Councilmember Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Councilmembers Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

(14) Workshop on the Multiple Species Conservation Program (MSCP) City of Santee Subarea Plan and Finding that the Workshop is Not a Project Subject to the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15378(b)(5) (Applicant – City of Santee). (Planning and Building – Sawa)

Marni Borg, Principal Environmental Planner, introduced the Item and Sean Skaggs, Principal from Ebbin+Moser+Skaggs, LLP, provided a PowerPoint presentation and responded to Council questions with the assistance of Shawn Hagerty, City Attorney, Steve Miller, Principal Civil Engineer, and Sandi Sawa, Planning and Building Director.

#### **Public Speaker:**

Truth

After discussion, direction was provided to staff.

James Jeffries, City Clerk

NON-AGENDA PUBLIC COMMENT (Continued):
None.
CITY COUNCIL REPORTS:
Vice Mayor McNelis spoke about school supplies being provided to kids from Buddy's Backpacks.
CITY MANAGER REPORTS:
Gary Halbert, Interim City Manager, announced that Harley Wallace was the permanent Fire Chief.
CITY ATTORNEY REPORTS:
None.
CLOSED SESSION:
None.
ADJOURNMENT:
There being no further business, the meeting was adjourned at 8:06 p.m.
Date Approved:



## Minutes Santee City Council Council Chamber – Building 2 10601 Magnolia Avenue Santee, California August 20, 2025

#### **CALL TO ORDER/ROLL CALL:**

The Special Meeting was called to order by Mayor Minto at 4:00 p.m.

**Present:** Mayor John W. Minto, Vice Mayor Rob McNelis and Councilmembers Ronn Hall and Dustin Trotter – 4. Absent: Councilmember Laura Koval – 1.

Officers present: Interim City Manager Gary Halbert, City Attorney Shawn Hagerty, and City Clerk James Jeffries.

#### **CLOSED SESSION:**

Councilmembers recessed at 4:00 p.m. and convened in Closed Session at 4:01 p.m.

(1) Public Employment

(Gov. Code section 54957)

Title: City Manager

(2) Public Employee Appointment

(Gov. Code section 54957)

Title: City Manager

(3) Conference with Labor Negotiators

(Gov. Code section 54957.6)

City Designated Representatives: Council Ad Hoc Negotiating Sub-Committee Unrepresented Employee: Potential New City Manager

Councilmembers reconvened in Open Session at 5:18 p.m. with all members present, except Councilmember Koval who was absent. Mayor Minto reported in regard to Items 1, 2, and 3 direction was given to staff.

#### **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:19 p.m.
Date Approved:

James Jeffries, City Clerk

MEETING DATE September 24, 2025

ITEM TITLE

APPROVAL OF PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

#### SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

#### **FINANCIAL STATEMENT**

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

**CITY ATTORNEY REVIEW** ⋈ N/A • ☐ Completed

RECOMMENDATION

Approve the Payment of Demands as presented.

#### **ATTACHMENT**

- 1) Summary of Payments Issued
- 2) Voucher Lists



#### Payment of Demands Summary of Payments Issued

<u>Date</u>	<b>Description</b>	<u>Amount</u>
09/03/25	Accounts Payable	\$ 167,371.93
09/04/25	Payroll	515,917.09
09/04/25	Accounts Payable	271,350.57
09/04/25	Accounts Payable	1,017,712.94
09/05/25	Accounts Payable	55,738.71
09/08/25	Accounts Payable	160,436.04
09/09/25	Accounts Payable	32,357.22
09/11/25	Accounts Payable	823,448.60
09/15/25	Accounts Payable	8,968.50
09/18/25	Payroll	 607,797.00
	TOTAL	\$ 3,661,098.60

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

Heather Jennings, Director of Finance

Heather Jennings

vchlist

09/03/2025 4:01:05PM

## Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
31233	9/3/2025	10956 FRANCHISE TAX BOARD	PPE 8/27/25		CA STATE TAX WITHHELD	42,111.65
			Retiree Sept 25		CA STATE TAX WITHHELD	46.00
					Total :	42,157.65
31266	9/3/2025	10955 DEPARTMENT OF THE TREASURY	PPE 8/27/25		FEDERAL WITHHOLDING TAX	125,003.28
			Sept Retiree 25	1	FEDERAL WITHHOLDING TAX	211.00
					Total:	125,214.28
	2 Vouchers	for bank code: ubgen			Bank total :	167,371.93
:	2 Vouchers	in this report			Total vouchers :	167,371.93

Prepared by:
Date:

9:3:15

Approved by: Date: PyBatch 09/02/2025

8:53:35AM

### Payroll Processing Report CITY OF SANTEE

8/14/2025 to 8/27/2025-1 Cycle b

EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION					
Туре	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				sb-3		71.76						
				sffa		3,760.96						
				sffapc		1,015,22						
				st1cs3	73,679.85	2,210.40	-2,210.40					
				st2cs3	16,860.55	505.82	-505.82					
				texlif		249.71						
				vaccpr		681.40						
				vaccpt		170.76						
				vcanpr		419.08						
				vcanpt		132.95						
				vgcipt		63.62						
				vghipr		31.12						
				vision	20,175.03	527.67						
				voladd		17.55						
				voldis		292.21						
				vollad			145.88					
				vollif		145.90						
				vreg		497.00						
Grand	16,865.25	_	817,062.23		9	301,145.14	333,992.98		Gross:	817,062.23	3	
Totals	10,000.20		5.7,552.20			55.,110.11	252,002.00		Net:	515,917.09		

<< No Errors / 8 Warnings >>

PEYDER 9/4/25
REYDER 8/27/25

#### vchlist 09/04/2025 11:41:26AM

## Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140296	9/4/2025	10334 CHLIC	3594667		MEDICAL AND DENTAL INSURANCE Total:	262,298.22 <b>262,298.22</b>
140297	9/4/2025	10785 RELIANCE STANDARD LIFE	September 2025		VOLUNTARY LIFE INSUR  Total:	291.78 <b>291.78</b>
140298	9/4/2025	10424 SANTEE FIREFIGHTERS	PPE 8/27/25		BATT CHIEF-STATION EXPENSE Total:	4,907.43 <b>4,907.43</b>
140299	9/4/2025	10776 STATE OF CALIFORNIA	PPE 8/27/25		WITHHOLDING ORDER  Total:	449.53 <b>449.53</b>
140300	9/4/2025	10776 STATE OF CALIFORNIA	PPE 8/27/25		WITHHOLDING ORDER  Total:	260.30 <b>260.30</b>
140301	9/4/2025	10001 US BANK	PPE 8/27/25		PARS RETIREMENT  Total:	2,004.78 <b>2,004.78</b>
140302	9/4/2025	10934 VEHICLE REGISTRATION	PPE 8/27/25		VEHICLE REG. COLLECTION  Total:	497.00 <b>497.00</b>
140303	9/4/2025	14600 WASHINGTON STATE SUPPORT	PPE8/27/25		WITHHOLDING ORDER  Total:	641.53 <b>641.53</b>
8	Vouchers f	for bank code : ubgen			Bank total :	271,350.57
8	Vouchers i	in this report			Total vouchers :	271,350.57

Prepared by:

Арргоче

Date:

vchlist 09/04/2025 3:15:17PM

## Voucher List CITY OF SANTEE

Bank code :

ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
140304	9/4/2025	10292 ALL STAR FIRE EQUIPMENT INC	265972	55212	SAFETY APPAREL  Total:	28,165.58 <b>28,165.58</b>
140305	9/4/2025	15028 AMERICAN BUSINESS BANK	CIP 2025-01 ESCROW 1		CITYWIDE PAVEMENT REPAIR AND Total :	23,945.99 <b>23,945.99</b>
140306	9/4/2025	10516 AWARDS BY NAVAJO	0625465	55284	NAMETAGS Total:	47.41 <b>47.41</b>
140307	9/4/2025	12951 BERRY, BONNIE	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
140308	9/4/2025	11144 CARBY, JOSH	082025-JC		GREEN FIRE Total :	918.11 <b>918.11</b>
140309	9/4/2025	12349 CHOICE LOCKSMITHING	081125COS	55354	LOCKSMITH SERVICES - AS NEED! Total:	126.01 <b>126.01</b>
140310	9/4/2025	10032 CINTAS CORPORATION 694	4239908744	55335	MISC SHOP RENTALS  Total:	75.09 <b>75.09</b>
140311	9/4/2025	10268 COOPER, JACKIE	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
140312	9/4/2025	11862 CORODATA SHREDDING INC	DN1534375		CORODATA SHREDDING SERVICES  Total:	55.20 <b>55.20</b>
140313	9/4/2025	10705 COUNTY OF SAN DIEGO TREASURER	HIRT-2026-016 UDC-2026-016		FY 25/26 HIRT MEMBERSHIP FEE FY 25/26 UDC MEMBERSHIP FEE <b>Total</b> :	78,169.00 2,870.04 <b>81,039.04</b>
140314	9/4/2025	10333 COX COMMUNICATIONS	141609201; AUG25 141609501; AUG25		APT IT-FS4 8950 COTTONWOOD A\ APT IT-OPS 9534 VIA ZAPADOR Total:	207.39 207.39 <b>414.78</b>
140315	9/4/2025	10333 COX COMMUNICATIONS	112256001; AUG25		9130 CARLTON OAKS DR	96.82

09/04/2025 3:15:17PM

## Voucher List CITY OF SANTEE

Page 5

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140315	9/4/2025	10333 10333 COX COMMUNICATIONS	(Continued)		Total :	96.82
140316	9/4/2025	12655 DELL MARKETING LP	10830577296	55449	COMPUTER EQUIPMENT  Total:	1,449.29 <b>1,449.29</b>
140317	9/4/2025	14926 EAGLES POINT SECURITY INC	28246	55419	SECURITY AT SUMMER CONCERT Total:	258.00 <b>258.00</b>
140318	9/4/2025	14675 EAST COUNTY TRANSITIONAL	20250811C	54681	ARPA FUNDED SHELTER SERVICE: Total :	11,740.00 <b>11,740.00</b>
140319	9/4/2025	10251 FEDERAL EXPRESS	8-972-73182		FEDEX CHARGES  Total:	10.85 <b>10.85</b>
140320	9/4/2025	12120 GEOCON INCORPORATED	125070286	55429	GEOTECHNICAL REVIEW - SANTEE Total:	867.50 <b>867.50</b>
140321	9/4/2025	12638 GEORGE HILLS COMPANY INC	INV1032114 INV1032396	55466 55466	ADMIN-LIABILITY CLAIMS ADMIN-LIABILITY CLAIMS Total:	4,291.67 1,541.67 <b>5,833.34</b>
140322	9/4/2025	13072 GOVERNMENT TRAINING AGENCY	18206		CCPA CONSORTIUM FEES  Total:	1,941.00 <b>1,941.00</b>
140323	9/4/2025	15673 HALBERT, GARY	081125-GH		MILEAGE REIMBURSEMENT  Total:	47.04 <b>47.04</b>
140324	9/4/2025	10457 HAZARD CONSTRUCTION ENGR LLC	CIP2020-01 1R CIP2025-01 1P	55451	RETENTION #1 CIP2025-01 CITYWIDE PAVEMENT REPAIR AND <b>Total</b> :	-23,945.99 478,919.80 <b>454,973.81</b>
140325	9/4/2025	14459 HMC ARCHITECTS	181018	53747	SANTEE COMMUNITY CENTER Total:	13,819.01 <b>13,819.01</b>
140326	9/4/2025	15685 IMS INFRASTRUCTURE MGMT SVS	250731-56	55396	PROGRESS PAYMENT #2 CIP 2025- Total :	22,392.50 <b>22,392.50</b>
140327	9/4/2025	13558 KIFER HYDRAULICS CO, INC	86457	55295	EQUIPMENT REPAIR	252.66

09/04/2025 3:15:17PM

## Voucher List CITY OF SANTEE

Page 6

Bank code :

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Balik code .	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140327	9/4/2025	13558 KIFER HYDRAULICS CO, IN	IC (Continued)		Total :	252.66
140328	9/4/2025	10204 LIFE ASSIST INC	1626642 1626842	55324 55324	EMS SUPPLIES EMS SUPPLIES Total:	5,833.53 1,888.72 <b>7,722.25</b>
140329	9/4/2025	10174 LN CURTIS AND SONS	INV972989 INV976204	55362 55362	FIREFIGHTING EQUIPMENT FIREFIGHTING EQUIPMENT Total:	562.94 540.60 <b>1,103.54</b>
140330	9/4/2025	15225 LONG, CHERYL L	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
140331	9/4/2025	10303 MAMA SAID ENTERTAINMENT	5055	55452	SUMMER CONCERT ENTERTAINME Total :	1,800.00 <b>1,800.00</b>
140332	9/4/2025	10308 O'REILLY AUTO PARTS	2968-303650	55364	VEHICLE REPAIR PARTS  Total:	145.51 <b>145.51</b>
140333	9/4/2025	15653 PECKHAM & MCKENNEY	3	55263	CITY MANAGER RECRUITMENT  Total:	9,666.67 <b>9,666.67</b>
140334	9/4/2025	13669 PORTILLO CONCRETE, INC	2-CIP2024-04 2R-CIP2024-04	55208	PROGRESS PAYMENT #2 CIP2024-( RETENTION #2 CIP2024-04 Total :	214,625.00 -10,731.25 <b>203,893.75</b>
140335	9/4/2025	10095 RASA	5869 5879 5881	55434 55434 55434	MAP CHECK - BUENA VISTA PARCE MAP CHECK - PARCEL MAP 2020-1 MAP CHECK - BUENA VISTA PARCE Total :	1,050.00 1,575.00 350.00 <b>2,975.00</b>
140336	9/4/2025	12237 RAYON, KYLE	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
140337	9/4/2025	15393 REC CONSULTANTS INC	1997-2	55435	PLAN REVIEW - SUMMIT  Total:	1,080.00 <b>1,080.00</b>
140338	9/4/2025	12828 RICK ENGINEERING COMPANY	0109846	55436	AS-NEEDED ENGINEERING SVCS	4,230.87

09/04/2025 3:15:17PM

## Voucher List CITY OF SANTEE

Page 7

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140338	9/4/2025	12828 12828 RICK ENGINEERING COMPA	NY (Continued)		Total :	4,230.87
140339	9/4/2025	15753 RIVAS KITCH CO LLC	HL-001230-2025		HOME OCCUPATION BUSINESS LIC  Total:	4.00 <b>4.00</b>
140340	9/4/2025	15754 SAINTS SOCCER	11349		REFUNDABLE DEVELOPER DEPOS  Total:	51.66 <b>51.66</b>
140341	9/4/2025	10407 SAN DIEGO GAS & ELECTRIC	04229703218; AUG25 22373580042; AUG25 43940205509; AUG25 85097421694; AUG25		STREET LIGHTS TRAFFIC SIGNALS LMD CITY HALL GROUP BILL Total:	48,610.31 8,047.52 1,538.53 15,834.05 <b>74,030.41</b>
140342	9/4/2025	13061 SAN DIEGO HUMANE SOCIETY &	JUL-25	55408	ANIMAL CONTROL SERVICES  Total:	39,881.00 <b>39,881.00</b>
140343	9/4/2025	10110 SECTRAN SECURITY INC	25080629	55348	FY 25/26 ARMORED CAR TRANSPC Total :	185.00 <b>185.00</b>
140344	9/4/2025	10217 STAPLES ADVANTAGE	6037518833 6039034044 6039181874	55438 55412	OFFICE SUPPLIES OFFICE FURNITURE OFFICE SUPPLIES Total:	56.23 410.23 89.26 <b>555.72</b>
140345	9/4/2025	10119 STEVEN SMITH LANDSCAPE INC	3849 3853	55374 55374	A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES Total:	275.00 660.00 <b>935.00</b>
140346	9/4/2025	11587 STRYKER SALES CORPORATION	9209947971	55264	STAIR CHAIR PRO  Total:	5,550.19 <b>5,550.19</b>
140347	9/4/2025	10250 THE EAST COUNTY	00155548 00155712		REVISED NOA - AVAILABILITY OF T NOTICE OF PUBLIC HEARING - PAL <b>Total</b> :	637.00 595.00 <b>1,232.00</b>
140348	9/4/2025	10482 TRISTAR RISK MANAGEMENT	123640	55473	WORKERS COMP ADMINISTRATION	11,851.88

vchlist

09/04/2025 3:15:17PM

## Voucher List CITY OF SANTEE

Page 8

Bank code:

ubgen

Voucher	Date	Vendo	r	Invoice	PO #	Description/Account	Amount
140348	9/4/2025	10482	10482 TRISTAR RISK MANAGEMEN	T (Continued)		Total :	11,851.88
140349	9/4/2025	10133	UNDERGROUND SERVICE ALERT	25-260399 720250707	55439 55439	DIG ALERT - STATE FEES DIG ALERT - MONTHLY TICKETS Total :	59.83 218.00 <b>277.83</b>
140350	9/4/2025	12480	UNITED SITE SERVICES	114-14108822 INV-5533844	55423 55423	SEPTIC CLEANING SERVICE - MAS PORTAPOT SERVICES Total :	180.00 135.54 <b>315.54</b>
140351	9/4/2025	10475	VERIZON WIRELESS	6120718054		WIFI SERVICE Total :	1,220.31 <b>1,220.31</b>
140352	9/4/2025	15752	VICKIS HOMEMADE	HL-001087-2024		HOME OCCUPATION BUSINESS LIC Total :	4.00 <b>4.00</b>
140353	9/4/2025	15410	VORASANE, TYLER	08042025		MILEAGE REIMBURSEMENT  Total:	45.78 <b>45.78</b>
140354	9/4/2025	12930	WILLIAMS, ROCHELLE	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	91.00 <b>91.00</b>
140355	9/4/2025	12641	WITTORFF, VICKY DENISE	September 1, 2025		RETIREE HEALTH PAYMENT  Total:	31.00 <b>31.00</b>

52 Vouchers in this report

52 Vouchers for bank code: ubgen

Prepared by: Date:

Approved by:

Date: \_

Bank total: 1,017,712.94

Total vouchers : 1,017,712.94

vchlist 09/09/2025 10:09:29AM

## Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO#	Description/Accou	nt	Amount
6256444	9/5/2025	14704 457 MISSIONSQUARE	PPE 8/27/25		ICMA - 457	Total :	50,281.40 <b>50,281.40</b>
6603145	9/5/2025	14705 RHS MISSIONSQUARE	PPE 8/27/25		RETIREE HSA	Total :	5,457.31 <b>5,457.31</b>
	2 Vouchers	for bank code : ubgen				Bank total :	55,738.71
	2 Vouchers	in this report				Total vouchers :	55,738.71

Prepared by:\_s

Approved by:

Date:

Date:\_

vchlist

09/09/2025 10:16:34AM

## Voucher List CITY OF SANTEE

Bank code : ub

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
8254	9/8/2025	10353 PERS	08 25 4		RETIREMENT PAYMENT  Total:	160,436.04 <b>160,436.04</b>
	1 Vouchers	for bank code: ubgen			Bank total :	160,436.04
	1 Vouchers	in this report			Total vouchers ;	160,436.04

Prepared by:\_ Date:\_

Approved by:

vchlist

09/16/2025 3:22:33PM

1 Vouchers in this report

# **V**oucher List CITY OF SANTEE

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32,357.22

Total vouchers:

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
737724	9/9/2025	10482 TRISTAR RISK MANAGEMENT	202508-SANTEE5519		WORKERS COMP LOSSES; AUG25 Total:	32,357.22 <b>32,357.22</b>
	1 Vouchers	for bank code: ubgen			Bank total :	32,357.22

Prepared by:
Date:

Approved by:
Date:

QUITE 75

vchlist 09/11/2025 10:02:25AM

# Voucher List CITY OF SANTEE

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140356	9/11/2025	13321 ALPHA PROJECT FOR THE	0010167-IN	55105	ENCAMPMENT CLEANUPS  Total:	5,591.52 <b>5,591.52</b>
140357	9/11/2025	10032 CINTAS CORPORATION 694	4240641358	55335	MISC FLEET SHOP RENTALS  Total:	75.09 <b>75.09</b>
140358	9/11/2025	10486 COUNTY OF SAN DIEGO	202500710		RECORDED DOCUMENT FEES - BL  Total:	47.00 <b>47.00</b>
140359	9/11/2025	10333 COX COMMUNICATIONS	038997401; AUG25		9951 RIVERWALK DR  Total:	57.00 <b>57.00</b>
140360	9/11/2025	10046 D MAX ENGINEERING INC	9417 9418	55426 55468	CONSTRUCTION INSPECTIONS & F STORMWATER PROGRAM ASSISTA Total:	2,053.42 29,751.82 <b>31,805.24</b>
140361	9/11/2025	13129 DAVID TURCH AND ASSOCIATES	082225	55415	HIGHWAY 52 COALITION  Total:	5,000.00 <b>5,000.00</b>
140362	9/11/2025	14811 DIGITECH COMPUTER LLC	618000576	55456	SLEMSA BILLING CONTRACT SERV	29,746.64 <b>29,746.64</b>
140363	9/11/2025	10348 EAST COUNTY	081925		MEMBERSHIP RENEWAL  Total:	5,000.00 <b>5,000.00</b>
140364	9/11/2025	14446 ENTERPRISE FM TRUST	282938A-090425 FOT0186972	55339	VEHICLE LEASING PROGRAM FLEET MAINTENANCE SERVICES Total:	25,006.29 180.00 <b>25,186.29</b>
140365	9/11/2025	10058 ETS PRODUCTIONS INC	21375-ETS	55385	CONCERT AUDIO AND VISUAL  Total:	12,825.00 <b>12,825.00</b>
140366	9/11/2025	10251 FEDERAL EXPRESS	8-980-24254		SHIPPING CHARGES  Total:	111.17 <b>111.17</b>
140367	9/11/2025	15772 G A DEVELOPMENT LLC	1318		REFUNDABLE DEPOSITS	29,698.89

### vchlist 09/11/2025 10:02:25AM

# Voucher List CITY OF SANTEE

Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140367	9/11/2025	15772 15772 G A DEVELOPMENT LLC	(Continued)		Total :	29,698.89
140368	9/11/2025	11881 GOODEN, CHRIS	2025MSA-CHRIS		MSA CONFERENCE PER DIEM  Total:	175.00 <b>175.00</b>
140369	9/11/2025	15407 GREENFIELDS OUTDOOR FITNESS	S28863		PLAYGROUND PARTS  Total:	887.00 <b>887.00</b>
140370	9/11/2025	11196 HD SUPPLY FACILITIES	2025QTR1		LOCATION AGMT PYMT 2025 Q1 Total :	626,478.47 <b>626,478.47</b>
140371	9/11/2025	11196 HD SUPPLY FACILITIES	9239769582	55358	STATION SUPPLIES  Total:	689.09 <b>689.09</b>
140372	9/11/2025	15503 HEALTH DIMENSIONS	18666	55457	HEALTH AND WELLNESS FAIR Total:	2,800.00 <b>2,800.00</b>
140373	9/11/2025	10556 HECKMAN, HEATHER	09242025HH		MMASC CONFERENCE PER DIEM Total:	84.00 <b>84.00</b>
140374	9/11/2025	15179 KAISER FOUNDATION HEALTH PLAN	ACID 21559		REFUND-AMBULANCE BILLING Total:	1,169.67 <b>1,169.67</b>
140375	9/11/2025	15015 KAISER	ACID 19839 ACID 24863		REFUND- AMBULANCE BILLING REFUND-AMBULANCE BILLING <b>Total</b> :	577.32 2,404.00 <b>2,981.32</b>
140376	9/11/2025	15767 KERN, FRANCES OR KENNETH	ACID 25455		REFUND - AMBULANCE BILLING <b>Total</b> :	100.00 <b>100.00</b>
140377	9/11/2025	10204 LIFE ASSIST INC	1629735 1630301	55324 55324	EMS SUPPLIES EMS SUPPLIES Total:	1,891.55 40.73 <b>1,932.28</b>
140378	9/11/2025	10174 LN CURTIS AND SONS	INV982276	55362	FIREFIGHTING TOOLS  Total:	759.64 <b>759.64</b>
140379	9/11/2025	10507 GREAT AMERICA FINANCIAL SVCS	39991665; SEP25		MITEL MXE III CONTROLLER SATA :	1,588.52

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# Voucher List CITY OF SANTEE

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Bank code :	ubgen					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140379	9/11/2025	10507 GREAT AMERICA FINANCIAL	SVCS (Continued)		Total :	1,588.52
140380	9/11/2025	15765 OAK TREE ESCROW	09082025		REFUND FOR DIANA COPELAND R Total:	30.00 <b>30.00</b>
140381	9/11/2025	10308 O'REILLY AUTO PARTS	2968-302174		BATTERY Total :	108.30 <b>108.30</b>
140382	9/11/2025	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; AUG25		CONSTRUCTION METER  Total:	428.80 <b>428.80</b>
140383	9/11/2025	14614 PARADIGM MECHANICAL CORP	112568	55387	HVAC MAINT & REPAIRS  Total:	259.00 <b>259.00</b>
140384	9/11/2025	15343 QUADIENT FINANCE USA INC	081825		POSTAGE Total :	117.60 <b>117.60</b>
140385	9/11/2025	10095 RASA	5882 5883	55434 55434	MAP CHECK - ANIMAL SHELTER MAP CHECK - PASEO TOWNHOME: Total :	525.00 1,575.00 <b>2,100.00</b>
140386	9/11/2025	10798 RENSBERRY, SAM	2025MSA-SAM	20	MSA CONFERENCE PER DIEM  Total:	175.00 <b>175.00</b>
140387	9/11/2025	15668 SARMIENTO, DONNA OR FRANK	ACID 17482-R1		REFUND-AMBULANCE BILLING Total:	250.00 <b>250.00</b>
140388	9/11/2025	15020 SHARP COMMUNITY MEDICAL GRP	ACID 15216		REFUND-AMBULANCE BILLING Total:	652.22 <b>652.22</b>
140389	9/11/2025	15768 SHIBUYA, KENNETH	ACID 25039		REFUND-AMBULANCE BILLING Total:	275.00 <b>275.00</b>
140390	9/11/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	152370757-001 156958023-001 157267002-001 157379062-001 157394036-001	55389 55389 55389 55389 55389	IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS	2,008.66 2,374.32 2,626.50 1,099.57 740.27

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### **Voucher List CITY OF SANTEE**

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Bank code: ubgen

	 D. 4	Mandan		DO #	D : :: - : 1 :	
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
140390	9/11/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	(Continued)			
			157538939-001	55389	IRRIGATION PARTS	243.97
			157634826-001	55389	IRRIGATION PARTS	447.09
			157686786-001		SMALL TOOLS	137.06
			157686864-001	55389	IRRIGATION PARTS	637.50
			157803742-001	55389	IRRIGATION PARTS	395.64
				s	Total :	10,710.58
140391	9/11/2025	10837 SOUTHWEST TRAFFIC SIGNAL	84461	55484	TRAFFIC SIGNAL - USA MARKOUTS	794.07
			84462	55484	TRAFFIC SIGNAL - SERVICE CALLS	8,399.39
			84489	55484	TRAFFIC SIGNAL - MONTHLY MAIN	3,255.00
					Total :	12,448.46
140392	9/11/2025	10217 STAPLES ADVANTAGE	6039582019	55438	OFFICE SUPPLIES	118.83
			6040014704	55349	FY 25/26 OFFICE SUPPLIES - FINAN	59.25
			6040172947	55350	OFFICE SUPPLIES - P&B, E	180.50
			0010172017	00000	Total:	<b>358.58</b>
4.40000	04444000					
140393	9/11/2025	10119 STEVEN SMITH LANDSCAPE INC	3863	55375	A 3 LANDSCAPE SERVICES	275.00
			3864	55375	A 3 LANDSCAPE SERVICES	220.00
			3866	55375	A 3 LANDSCAPE SERVICES	275.00
			3867	55375	A 3 LANDSCAPE SERVICES	220.00
			3870	55374	A 2 LANDSCAPE SERVICES	192.50
			3871	55375	A3 LANDSCAPE SERVICES	275.00
			3872	55374	A 2 LANDSCAPE SERVICES	4,870.00
					Total :	6,327.50
140394	9/11/2025	10572 SUNBELT RENTALS INC	171060450-0001	55328	EQUIPMENT RENTAL	868.82
			171095913-0001	55328	EQUIPMENT RENTAL	407.00
			171389668-0001	55328	EQUIPMENT RENTAL	1,343.34
					Total :	2,619.16
140395	9/11/2025	10250 THE EAST COUNTY	00155896		ORDINANCE PUBLICATION	136.50
					Total:	136.50
						130.30
140396	9/11/2025	11882 THOMPSON, ZANE	2025MSA-ZANE		MSA CONFERENCE PER DIEM	175.00
					Total :	175.00

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09/11/2025 10:02:25AM

42 Vouchers in this report

# Voucher List CITY OF SANTEE

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823,448.60

Total vouchers :

Bank code: ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
140397	9/11/2025	15091 T-MOBILE USA INC	993045165; AUG25		CITY HALL	Total :	1,488.07 <b>1,488.07</b>
4:	2 Vouchers	for bank code: ubgen				Bank total :	823.448.60

Prepared by:
Date:

Approved by:
Date:

9:11-25

vchlist

09/16/2025 3:13:15PM

# Voucher List CITY OF SANTEE

Bank code: ubo

ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
881836	9/15/2025	5 12774 LIABILITY CLAIMS ACCOUNT	091525		LIABILITY CLAIMS  Total:	8,968.50 <b>8,968.50</b>
	1 Vouchers	for bank code: ubgen			Bank total :	8,968.50
	1 Vouchers	in this report			Total vouchers :	8,968.50

Prepared by:

Date:

Approved by:

Date:

9:43:35AM

**Payroll Processing Report CITY OF SANTEE** 

8/28/2025 to 9/10/2025-2 Cycle b

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	EARNING	SS SECTION		DEDUCTIONS SECTION					LEAVE SECTION				
Туре	Hours/units	Rate	Amount Src	Plan	Base <b>W</b> ages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost	
				rhsabc	62,698.18	1,184.36							
				roth	164,159.48	16,960.00							
				sb-1	,	95.79							
				sb-3		71.76							
				sffa		3,842.72							
				sffapc		1,037.29							
				st1cs3	73,503.42	2,205.11	-2,205.11						
				st2cs3	16,860.55	505.82	-505.82						
				texlif		249.64							
				vaccpr		681.40							
				vaccpt		170.76							
				vcanpr		419.08							
				vcanpt		132.95							
				vgcipt		63.62							
				vghipr		31.12							
				vision	27,900.87	546.82							
				voladd		17.50							
				voldis		292.21							
				vollif		145.88							
				vollpb			-145.88						
Grand	18,707.65	-	964,339.95			356,542.95	98,929.58		Gross:	964,339.9	5		
Totals	,					,- ,-,-	,		Net:	607,797.0			
								9	cc No Erro	ors / 29 Warni	nge >>		

<< No Errors / 29 Warnings >>

PB 9/10/25
Paydate 9/18/25

### **MEETING DATE**

September 24, 2025

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$118,305.58 FOR AUGUST 2025 LEGAL SERVICES

### **DIRECTOR/DEPARTMENT** Heather Jennings, Finance

### **SUMMARY**

Legal services invoices proposed for payment for the month of August 2025 total \$118,305.58 as follows:

1)	General Retainer Services	\$ 18,449.70
2)	Labor & Employment	13,320.60
3)	Litigation & Claims	4,451.75
4)	Special Projects - General Fund	60,751.63
5)	Special Projects – Other Funds	178.80
6)	Third-Party Reimbursable Projects	 21,153.10
	Total	\$ 118,305.58

### **FINANCIAL STATEMENT**

Account Description: Legal Services

General Fund:	AMOUNT	BALANCE
Adopted Budget	\$ 923,170.00	
Revised Budget	923,170.00	
Prior Expenditures	(94,664.62)	
Current Request	(96,973.68)	\$ 731,531.70
Other Funds (excluding third-party reimbursable ite	ems):	
Adopted Budget	\$ 29,975.30	
Revised Budget	29,975.30	
Prior Expenditures	(4,648.80)	
Current Request	(178.80)	\$ 25 147 70

### <u>CITY ATTORNEY REVIEW</u> ⊠ N/A □ Completed

### RECOMMENDATION (

Approve the expenditure of \$118,305.58 for August 2025 legal services and reimbursable costs.

### **ATTACHMENTS**

- 1. Legal Services Billing Summary August 2025
- 2. Legal Services Billing Recap FY 2025-26



### LEGAL SERVICES BILLING SUMMARY AUGUST 2025

DESCRIPTION	_	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$	18,449.70		
1001.00.1201.51020		18,449.70	1039095	
Labor & Employment:				
Labor & Employment 1001.00.1201.51020		13,320.60 13,320.60	1039096	
1001.00.1201.31020		13,320.00		
Litigation & Claims: Litigation & Claims Schaeffer Receivership Hope for the Homeless Lakeside Inc. 1001.00.1201.51020		596.00 186.55 3,669.20 <b>4,451.75</b>	1039097 1039110 1039111	
2 112 1 10		,		
Special Projects (General Fund): Community Oriented Policing Annual Municipal Code Update CEQA Special Advice General Elections Prop 218 Parcel 4 Hotel Advanced Records Center Services for PRA Cannabis General Telecommunications Work Special Training Surplus Land Act/Real Property Special Advice Housing and Planning Legal Support 1001.00.1201.51020  Mobile Home Rent Control Commission		11,140.33 834.40 1,549.60 894.00 923.80 1,817.80 10,990.50 24,942.60 89.40 4,589.20 1,192.00 1,788.00 60,751.63	1039098 1039104 1039113 1039100 1039101 1039102 1039105 1039106 1039107 1039108 1039109 1039103	2901.04.4106.51020
		178.80		
Third-Party Reimbursable: MSCP Subarea Plan HomeFed Litigation 4 Redevelopment of Carlton Oaks Golf Course Palisade Warehouse Summit Townhomes		2,028.60 7,726.90 661.50 9,633.60 1,102.50 21,153.10	1039112 1039118 1039114 1039116 1039117	spp1704a.10.05 tm22001a.10.05 tm19001a.10.05 dr23002a.10.05 tm23003a.10.05
Total	\$	118,305.58		

#### LEGAL SERVICES BILLING RECAP FY 2025-26

Adopted		Revised Previously Spent			Available	Curr	ent F	Request			
Category		Budget		Budget	Y	ear to Date		Balance	Mo./Yr.		Amount
General Fund:											
General / Retainer	\$	223,170.00	\$	223,170.00	\$	18,431.00	\$	204,739.00	Aug-25	\$	18,449.70
Labor & Employment		70,000.00		70,000.00		4,589.20		65,410.80	Aug-25		13,320.60
Litigation & Claims		200,000.00		200,000.00		3,801.32		196,198.68	Aug-25		4,451.75
Special Projects		430,000.00		430,000.00		67,843.10		362,156.90	Aug-25	-	60,751.63
Total	\$	923,170.00	\$	923,170.00	\$	94,664.62	\$	828,505.38		\$	96,973.68
Other City Funds: MHFP Commission	\$	10,000.00	\$	10,000.00	\$	_	\$	10,000.00	Aug-25	\$	178.80
SLEMSA JPA	Ψ	5,000.00	Ψ	5,000.00	Ψ	29.80	Ψ	4,970.20	Aug-25	Ψ	170.00
ERP Implementation		20,000.00		20,000.00				20,000.00	Aug-25		
SD River Fire Mitigation		(5,024.70)		(5,024.70)		4,619.00		(9,643.70)	Aug-25		
Total	\$	29,975.30	\$	29,975.30	\$	4,648.80	\$	25,326.50		\$	178.80
Third-Party Reimbursable:											
•					Φ.	00 440 00				Φ.	04.450.40
Total					\$	26,446.00				\$	21,153.10

Total Previously	<b>Spent</b>	to Date			
FY 2024-25			Total Proposed for	Total Proposed for Payment	
General Fund	\$	94,664.62	General Fund	\$	96,973.68
Other City Funds		4,648.80	Other City Funds		178.80
Applicant Deposits or Gran	nts	26,446.00	Applicant Deposits or Grants		21,153.10
Total	\$	125,759.42	Total	\$	118,305.58

**MEETING DATE** September 24, 2025

ITEM TITLE RESOLUTION AUTHORIZING THE APPROPRIATION OF GENERAL FUND RESERVES TO THE FISCAL YEAR 2025-26 COMMUNITY SERVICES OPERATING BUDGET FOR SECURITY SERVICES

**DIRECTOR/DEPARTMENT** Nicolas Chavez, Community Services

### <u>SUMMARY</u>

In compliance with the City's purchasing ordinance, Santee Municipal Code sections 3.24.090(A)(2) and 3.24.110, staff administered an informal bid process for Security Services. On September 4, 2025, twenty-four (24) bids were received and opened for iRFB #25/26-20091. Staff is working through the process of awarding the contract to the lowest, responsive responsible bidder, in an estimated amount of \$23,688.00, for the remainder of FY 2025-26.

Beginning September 22, 2025, at the request of the San Diego County Sheriff, the City of Santee took over responsibility of nightly closures of all Santee parks. This includes all restrooms, parking lot gates, and the skatepark at Woodglen Vista.

The purpose of this item is to appropriate General Fund Reserves to the FY 2025-26 Community Services Operating Budget to support the change from the Sheriff Department to private security closing of all parks nightly.

FINANCIAL STATEMENT

Implementation of the Security Services will require an appropriation of \$23,700.00 to the FY 2025-26 Community Services Operating Budget from available General Fund Reserves for the remainder for FY 2025-26. Funding for subsequent years, will be included in the operating budgets presented to City Council.

**CITY ATTORNEY REVIEW** □ N/A • ⊠ Completed

RECOMMENDATION 6

Adopt the Resolution authorizing the appropriation of \$23,700.00 to the FY 2025-26 Community Services Operating Budget from available General Fund Reserves.

### **ATTACHMENT**

Resolution



<b>RESOL</b>	LITION	NO	
IVESOF		110.	

### RESOLUTION AUTHORIZING THE APPROPRIATION OF GENERAL FUND RESERVES TO THE FISCAL YEAR 2025-26 COMMUNITY SERVICES OPERATING BUDGET FOR SECURITY SERVICES

WHEREAS, at the request of the San Diego County Sheriff, the City of Santee took over responsibility of nightly closures of all Santee parks on September 22, 2025; and

**WHEREAS,** in preparation for this and in compliance with the City's purchasing ordinance, Santee Municipal Code sections 3.24.090(A)(2) and 3.24.110, staff administered an informal bid process for Security Services; and

**WHEREAS**, on September 4, 2025, twenty-four (24) electronic bids were received and opened for iRFB #25/26-20091; and

**WHEREAS,** staff is working through the process of awarding the contract to the lowest, responsive responsible bidder, in an estimated amount of \$23,688.00, for the remainder of FY 2025-26; and

**WHEREAS,** staff recommends appropriating \$23,700.00 from the General Fund reserve balance into the Community Services Operating budget to fund the unexpected expense of security services.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that it hereby:

**SECTION 1.** Authorizes the appropriation of \$23,700.00 from the General Fund reserve balance into the Community Services Department Operating budget.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of September 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	

**MEETING DATE** 

September 24, 2025

ITEM TITLE RESOLUTION AUTHORIZING THE PURCHASE OF TWENTY (20) CLEAR POLYCARBONATE PANELS FROM ePLASTICS FOR THE TOWN CENTER COMMUNITY PARK SPORTS COMPLEX ARENA SOCCER FIELD IMPROVEMENTS AND AUTHORIZING THE APPROPRIATION OF \$96,840 FROM THE GENERAL FUND RESERVE

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering

Nicolas Chavez, Community Services

### **SUMMARY**

On July 30, 2025, the City received notice that a park visitor at the Town Center Community Park sports complex arena soccer fields was unable to observe the field of play while seated at the existing bleachers. For safety purposes, 4-foot tall polycarbonate wall panels separate the bleachers from the playing field, as depicted in the attached site plan. However, upon inspection, Engineering, Building and Public Services staff confirmed that the solid color of the wall panels do prohibit a clear view onto the arena soccer fields from the front row bleacher seating and accessible seating areas. Staff determined that in order to provide a clear sight line to the field of play, while retaining the safety protections offered by the wall, the appropriate and most cost-effective course of action would be to replace the solid colored panels with clear polycarbonate panels.

Based upon a good faith estimate that the cost of replacement would be less than \$50,000 and to expedite the improvements to remove the visual obstructions and to provide a clear view of play for all park users, the City solicited bids pursuant to the Informal Bidding Procedures authorized by Santee Municipal Code sections 3.24.090(A)(2) (selection of procurement method) and 3.24.110 (informal bidding). Of the six polycarbonate vendors contacted, two submitted quotes. ePlastics submitted the lowest quote in the amount of \$88,032.83. The second bid, offered by Piedmont Plastics, was \$90,463.75. The difference between the two quotes is \$2,430.92, a 2.7% difference.

The City's Municipal Code requires that purchases estimated to exceed \$50,000 be made by the formal bidding procedures defined in section 3.24.100. Because the City's good faith estimate of costs did not exceed \$50,000, Staff requests that City Council waive the formal bidding requirement and authorize the use of the informal bidding procedures in the City's best interest as allowed by section 3.24.090(B).

Additionally, Santee Municipal Code section 3.24.180 (awarding authority) requires City Council approval of all purchases exceeding \$50,000 in a single fiscal year with formal bids for items in excess of \$50,000.

Staff further requests that City Council approve the purchase of twenty (20) clear polycarbonate panels from ePlastics in an amount not to exceed \$88,032.83, authorize the

City Engineer to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,800, a 10% contingency, and authorize the City Manager to execute all documents necessary to complete the purchase. If approved, the total budgeted amount for this purchase will be \$96,832.83.

### FINANCIAL STATEMENT 💥

Funding for the purchase of the visual panels will require an appropriation from the General Fund Reserve in the amount totaling \$96,840.00 to CIP 2026-35, Town Center Community Park, Sports Complex Dasher Board Panels.

### **CITY ATTORNEY REVIEW** □ N/A ⋈ Completed

# RECOMMENDATION 6

Adopt the Resolution:

- 1. Waiving the formal bidding procedures under the circumstances; and
- 2. Authorizing the purchase of twenty (20) clear polycarbonate panels from ePlastics in an amount not to exceed \$88,032.83; and
- 3. Authorizing the City Engineer to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,800 (10% contingency); and
- 4. Authorizing the City Manager to execute all necessary documents to complete the purchase; and
- 5. Authorizing the appropriation of \$96,840 from the General Fund Reserve to Capital Improvement Project, 2026-35, Town Center Community Park, Sports Complex Dasher Board Panels.

### **ATTACHMENTS**

Resolution Site Map



# RESOLUTION AUTHORIZING THE PURCHASE OF TWENTY (20) CLEAR POLYCARBONATE PANELS FROM ePLASTICS FOR THE TOWN CENTER COMMUNITY PARK SPORTS COMPLEX ARENA SOCCER FIELD IMPROVEMENTS

- WHEREAS, on July 30, 2025, the City received notice that limited sight visibility was provided for spectators with accessibility needs at the Town Center Community Park Sports Complex arena soccer field bleacher seating areas; and
- **WHEREAS**, upon investigation, Staff confirmed that the four-foot tall solid color dasher board wall panels separating the spectator area from the field of play obstruct a clear view of the fields; and
- **WHEREAS**, the obstruction needs to be removed to ensure appropriate visibility and compliance with Federal and State accessibility requirements; and
- **WHEREAS**, wall panels separating the spectator area from the field of play provide necessary safety protections; and
- **WHEREAS**, Staff determined the most cost-effective repair is to replace the solid-colored dasher wall board panels with clear polycarbonate panels to provide clear view onto the arena soccer fields while retaining the safety protections the wall provides; and
- **WHEREAS**, based on a good faith cost estimate of \$45,000, staff followed the informal bidding procedures authorized by Santee Municipal Code sections 3.24.090 (A)(2) and 3.24.110 and contacted six polycarbonate suppliers for quotes; and
- **WHEREAS**, and the lowest quote was from ePlastics in the amount of \$88,032.83; and
- **WHEREAS,** City Council finds that following the City's informal bidding procedures was an appropriate procurement method under the circumstances and is in the City's best interests in compliance with Santee Municipal Code section 3.24.090(B); and
- **WHEREAS,** Santee Municipal Code 3.24.180 requires City Council approval of all purchases exceeding \$50,000 in a single fiscal year; and
- **WHEREAS**, Staff recommends the City Council approve the purchase of twenty (20) clear polycarbonate panels from ePlastics in an amount not to exceed \$88,032.83; and

<b>RESOLUTION NO.</b>	
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**WHEREAS**, Staff recommends the City Council authorize the City Engineer to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,800.00, which is a 10% contingency, for a total budgeted expenditure of \$96,832.83; and

**WHEREAS**, Staff recommends that City Council authorize the City Manager to execute all necessary documents to complete this purchase; and

**WHEREAS,** funding for this project will require an appropriation from the General Fund Reserve in the amount of \$96,840 to the Capital Improvement Project 2026-35, Town Center Community Park, Sports Complex Dasher Board Panels.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, that:

**SECTION 1.** Based upon the good faith cost estimate and circumstances presented, the City's informal bidding procedures provided an appropriate procurement method for contract award even though the bids received exceed the informal bidding procedures threshold.

**SECTION 2.** The purchase of twenty (20) clear polycarbonate panels from ePlastics in an amount not to exceed \$88,032.83 is approved.

**SECTION 3.** The City Engineer is authorized to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,800.00 (10% contingency).

**<u>SECTION 4.</u>** The City Manager is authorized to execute all necessary documents to complete the purchase.

**SECTION 5.** The appropriation of \$96,840 from the General Fund Reserve to Capital Improvement Project 2026-35, Town Center Community Park, Sports Complex Dasher Board Panels is authorized.

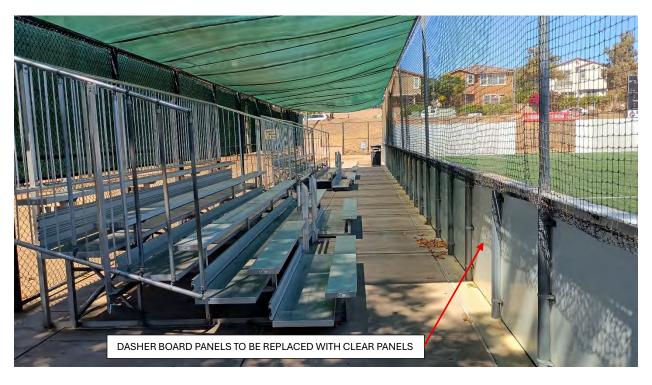
<b>RESOLUTION NO.</b>	i	

	of the City of Santee, California, at a Regular tember 2025, by the following roll call vote to
AYES:	
NOES:	
ABSENT:	
	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
ATTEST.	
JAMES JEFFRIES, CITY CLERK	

### **SITE PLAN**



Arena Soccer Field - Field View



Arena Soccer Field Spectator Seating Area - Side View

MEETING DATE

September 24, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE FINAL MAP FOR AN EIGHT-UNIT PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION (TM2021-2) AND AUTHORIZING THE CITY ENGINEER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT. LOCATION: SOUTHWEST CORNER OF FANITA DRIVE AND WATSON PLACE. APPLICANT: SOFIA SD CORPORATION, A CALIFORNIA CORPORATION

### DIRECTOR/DEPARTMENT

Carl Schmitz, City Engineer

### SUMMARY

This item requests City Council approval of the final map for an eight-unit planned residential development subdivision and the associated Subdivision Improvement Agreement. On July 12, 2023, City Council adopted Resolution No. 084-2023 for Tentative Map 2021-2 approving the project for eight planned residential development units located at 8504 Fanita Drive. Development would be in substantial conformance with DR 2021-04. Plan approvals required by Tentative Map Resolution No. 084-2023 have been satisfied. Public improvements include a new concrete driveway entrance along Fanita Drive, and new concrete public sidewalks along the project site frontage on Fanita Drive and Watson Place. The final map has been reviewed by the Engineering Department and found to be technically correct, in substantial conformance with the tentative map requirements of Resolution No. 084-2023, the Santee Municipal Code, and the Subdivision Map Act.

### **ENVIRONMENTAL REVIEW**

The project was deemed exempt from CEQA per guidelines pertaining to location in an urbanized area on a property less than five acres.

FINANCIAL STATEMENT

The City Fee Schedule allows full cost recovery of staff time from fees paid by the developer.

### **CITY ATTORNEY REVIEW**

□ N/A

# RECOMMENDATION /

Adopt the Resolution:

- 1. Authorizing the approval of the final map for eight residential units, TM 2021-2; and
- 2. Authorizing the City Engineer to execute the associated Subdivision Improvement Agreement.

### **ATTACHMENTS**

Resolution Vicinity Map Subdivision Improvement Agreement



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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE FINAL MAP FOR AN EIGHT-UNIT PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION (TM2021-2) AND AUTHORIZING THE CITY ENGINEER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT LOCATION: SOUTHWEST CORNER OF FANITA DRIVE AND WATSON PLACE APPLICANT: SOFIA SD CORPORATION, A CALIFORNIA CORPORATION

**WHEREAS**, on July 12, 2023, the City Council adopted Resolution No. 084-2023 approving Tentative Map 2021-02, for an eight-unit planned residential development subdivision located at the southwest corner of Fanita Drive and Watson Place; and

WHEREAS, on July 12, 2023, the City Council approved filling a CEQA Exemption pursuant to State CEQA Guidelines Section 15332, which determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. None of the exceptions to the Class 32 exemption found in State CEQA Guideline Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution; and

**WHEREAS**, the developer Sofia SD Corporation, a California corporation, has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

**WHEREAS**, under the direction of the City Engineer the Final Map has been examined and found to be technically correct, in compliance with State law, applicable Municipal Code provisions, and in substantial conformance with the approved Tentative Map.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee does hereby approve the Final Map of Tentative Map 2021-2.

**BE IT FURTHER RESOLVED** that the City Council does hereby authorize the City Engineer to execute the Subdivision Improvement Agreement on their behalf and directs the City Clerk to certify approval of the Final Map and the associated Subdivision Improvement Agreement and certify rejection or acceptance of all dedications and easements as indicated on the Final Map, and directs staff to submit the map to the County Recorder for recordation.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 24<sup>th</sup> day of September 2025, by the following vote to wit:

JAMES JEFFRIES, CITY CLERK	
ATTEST:	JOHN W. MINTO, MAYOR
	APPROVED:
	ADDDOVED
ABSENT:	
NOES:	
AYES:	

### **Vicinity Map**



Fanita Drive Villas
Tentative Map TM2021-2
Development Review Permit DR2021-4
APN 386-690-38



# CITY OF SANTEE SUBDIVISION IMPROVEMENT AGREEMENT

DATE OF AGREEMENT:		
NAME OF SUBDIVIDER: Sofia (refer	SD Corporation, a California Corpred to as "Subdivider")	poration
NAME OF SUBDIVISION: FANIT		
	red to as "Subdivision")	
TENTATIVE MAP RESOLUTION AND DATE OF APPROVAL:		12, 2023 proval")
IMPROVEMENT PLAN NO(S).:_	2025-014 to -022	
GRADING PLAN NO(S).:		
LANDSCAPE PLAN NO(S).:	2025-011 to -013 (all hereinafter referred to as "Im	provement Plans")
ESTIMATED TOTAL COST OF C	GRADING AND LANDSCAPING:	\$289,660
ESTIMATED TOTAL COST OF II	MPROVEMENTS:	\$59,669
ESTIMATED TOTAL COST OF N		
SURETY/FINANCIAL INSTITUTI	ON: Merchants Nationa	I Indemnity Company
ADDRESS: P. U. Box 1449	p. Des Moines, IA 5	0306-3498
FORM OF SECURITY:	BOND	
SECURITY ID NOS.: 10/57	8226	

This agreement is made and entered into by and between the City of Santee, California, a Municipal Corporation of the State of California, hereinafter referred to as "City", and the Subdivider.

#### RECITALS

A. Subdivider has presented to City for approval and recordation, a final subdivision map of a proposed subdivision pursuant to provisions of the Subdivision Map Act of the State of California and City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps. The Subdivision Map Act and the City's ordinances and regulations relating to the filing, approval and recordation of

- subdivision maps are collectively referred to in this agreement as the "Subdivision Laws".
- B. A tentative map of the Subdivision has been approved. The Resolution of Approval, listed on Page 1, is on file in the Office of the City Clerk or the Secretary to the Planning Commission and is hereby incorporated into this agreement by reference.
- C. The Subdivision Laws establish as a condition precedent to the approval of a final subdivision map that Subdivider must have complied with the Resolution of Approval and must have either (a) completed, in compliance with City Standards, all of the improvements and land development work required by the Subdivision Laws or the Resolution of Approval or, (b) have entered into a secured agreement with City to complete the construction and installation of improvements and land development within a period of time specified by City.
- D. In consideration of approval of a final subdivision map for the Subdivision by the Planning Commission or City Council (hereinafter referred to as "Legislative Body"), Subdivider desires to enter into this agreement, whereby Subdivider promises to install and complete at Subdivider's own expense, unless otherwise provided for in the Resolution of Approval, all the public improvement work required by City in connection with the proposed Subdivision. Subdivider has secured this agreement with improvement security required by the Subdivision Laws and approved by the City Attorney.
- E. Improvement Plans for the construction, installation and completion of the improvements have been prepared by Subdivider and approved by the City Engineer and are incorporated into this agreement by this reference. All references in this agreement to the Improvement Plans shall include any specifications for the improvements as approved by the City Engineer.
- F. Estimates of the cost of constructing the public improvements and performing land development work in connection with the public improvement requirements according to the Improvement Plans has been made and approved by the City Engineer. The estimated amounts are stated on Page 1 of the agreement and the basis for these estimates are attached as Exhibit "A".
- G. An estimate of the cost of installing all required Subdivision Monuments has been made and approved by the City Engineer. The estimated amount is stated on Page 1 of the agreement and the basis for this estimate is attached as Exhibit "B".
- H. Subdivider recognizes that by approval of the final subdivision map for Subdivision, City has conferred substantial rights upon Subdivider, including the right to sell, lease, or finance lots within the Subdivision, and has taken the final act necessary to subdivide the property within the Subdivision.
  - NOW, THEREFORE, in consideration of the approval and authorization for

recordation of the final map of the Subdivision by the City Council, Subdivider and City agree as follows:

- Subdivider's Obligations to Construct Improvements. Subdivider shall:
  - Comply with all the requirements of the Resolution of Approval, any amendments thereto, and with the provisions of the Subdivision Laws.
  - b. Complete at Subdivider's own expense, all the public improvement work required on the Tentative Map and Resolution and the City standards as follows:

IMPROVEMENTS	DEADLINE DATE
Per Drawings 2025-014 to -022	Prior to first occupancy

The Subdivider acknowledges that the Improvement Plans have been prepared in conformance with the City standards in effect on the date of improvement plan submittal, but that Subdivider shall be subject to the City standards in effect on the date the improvements are actually constructed.

- c. Furnish the necessary equipment, labor and material for completion of the public improvements in conformity with the Improvement Plans and City standards.
- d. Acquire and dedicate, or pay the cost of acquisition by City, all rights-of-way, easements and other interests in real property required for construction or installation of the public improvements, except as may otherwise be provided for in the Resolution of Approval, free and clear of all liens and encumbrances. The Subdivider's obligations with regard to acquisition by City of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and City and shall be in accordance with City Legislative Policy Memorandum (LPM 91-1). Subdivider shall also be responsible for obtaining any public or private drainage easements or other authorization to accommodate the Subdivision.
- Notify City Engineer in writing at least five working days prior to the commencement of the work so that City Engineer will be able to schedule inspections.

- f. Complete the improvements under this contract on or before the time limit stated in Paragraph 1.b, hereof, unless a time extension is granted by the City Engineer as authorized by Paragraph 20.
- g. Install all Subdivision Monuments required by law within thirty days after the completion and prior to acceptance of the public improvements by the City.
- h. Install street name signs conforming to City standards. If permanent street name signs have not been installed before acceptance of the improvements by the City, Subdivider shall install temporary street name signs according to such conditions as the City Engineer may require. Such action shall not, however, relieve Subdivider of the obligation to install permanent street signs.
- Acquisition and Dedication of Easements or Rights-of-Way. If any of the public improvement and land development work contemplated by this agreement is to be constructed or installed on land not owned by Subdivider, no construction or installation shall be commenced prior to:
  - a. The offer of dedication to City of appropriate rights-of-way, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or
  - b. The dedication to, and acceptance by City of appropriate rights-of-way, easements, or other interests in real property, as determined by the City Engineer.
  - c. The issuance by a court of competent jurisdiction, pursuant to the state eminent domain law, of an order of possession. Subdivider shall comply in all respects with the order of possession.

Subdivider acknowledges their responsibility to comply with the requirements of Santee Municipal Code and the Subdivision Map Act and acknowledges further that the City will not be in a position to process a final map without the timely submittal of information to obtain off-site property interests required for the construction of off-site improvements, all in accordance with City Legislative Policy Memorandum (LPM 91-1).

Nothing in Paragraph 2 shall be construed as authorizing or granting an extension of time to Subdivider.

- 3. Security. Subdivider shall at all times guarantee Subdivider's performance of this agreement by furnishing to City, and by maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by City for the purposes and in the amounts as follows:
  - a. To assure faithful performance of this agreement and to secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the grading, drainage and landscaping required to be constructed

or installed pursuant to this agreement in an amount equal to one hundred percent (100%) of the Estimated Total Costs of Grading and Landscaping ("Grading and Landscaping Security"); and,

- To assure faithful performance of this agreement in regard to the improvements in an amount equal to one hundred percent (100%) of the Estimated Total Cost of the Improvements ("Faithful Performance Security"); and,
- c. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the improvements required to be constructed or installed pursuant to this agreement in the additional amount equal to fifty percent (50%) of the Estimated Total Cost of the Improvements ("Labor and Material Security"); and,
- d. To guarantee or warranty the work done pursuant to this agreement for a period of one year following acceptance thereof by City against any defective work or labor done or defective materials furnished in the additional amount equal to ten percent (10%) of the Estimated Total Cost of the Improvements ("Warranty Security"). The Warranty Security shall be included with, and made a part of the Faithful Performance Security until release of the Faithful Performance Security as specified in Paragraph 5.b hereof; and,
- e. Subdivider shall also furnish to City good and sufficient security in an amount equal to one hundred percent (100%) of the Estimated Total Cost of Monumentation to secure the setting of subdivision monuments, as stated previously in this agreement and all payments associated with the setting ("Monumentation Security").

The securities required by this agreement shall be kept on file with the City Clerk. The terms and conditions of the security documents referenced on Page 1 of this agreement are incorporated into this agreement. If any security is replaced by another City approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this agreement. Upon filing of a replacement security with the City Clerk, the former security shall be released.

4. Guarantee or Warranty for One Year. In addition to any other remedy in law or equity, Subdivider shall guarantee or warranty the work done pursuant to this agreement for a period of one year after final acceptance by the Director of Development Services of the work and improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this agreement or the Improvement Plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes

City, at City's option, to perform the work twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Financial Institution/Surety, and agrees to pay the cost of such work by City. Should the City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs. City shall take all steps reasonably possible to notify Subdivider of such urgency, but failure to receive notification, shall not relieve the Subdivider or their Financial Institution/Surety from the obligation to pay for the entire cost of such urgency work.

- Release of Securities. The securities required by this agreement shall be released as follows:
  - a. Security given under Paragraph 3.a as Grading and Landscaping Security shall be released in accordance with the City Design and Development Manual procedures for release of grading and erosion control securities.
  - b. Security given under Paragraph 3.b as Faithful Performance Security shall be released upon the final completion and acceptance of the improvements by the City. An amount equal to ninety percent (90%) of the security shall be released with the provision for ten percent (10%) of the original security amount to be retained as Warranty Security for guarantee and warranty of the work performed.
  - c. Security given under Paragraph 3.c as Labor and Material Security shall be released six months after the completion and acceptance of the work. The amount released shall be reduced to an amount equal to 125% of the total amounts claimed by all claimants for whom liens have been filed and of which notice has been given to the City, conditioned upon the payment of said claims together with costs of suit plus reasonable attorney's fees, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security is to be released upon the settlement of all claims and obligations for which the security was given.
  - d. Security given under Paragraph 3.d as Warranty Security shall be released after expiration of the warranty period providing any claims filed during the warranty period have been settled. As provided in Paragraph 4, the warranty period shall not commence until final acceptance of all work and improvements by the City.
  - e. Security given under Paragraph 3.e as Monumentation Security shall be released upon receipt by the City Engineer of written notice by the Subdivider, stating that monuments have been set in accordance with Subdivision Laws and receipt of evidence the Subdivider has paid the Engineer or Surveyor for the setting of subdivision monuments.

- f. The City may retain from any security released, an amount sufficient to cover costs, reasonable expenses, and fees, including reasonable attorneys' fees.
- 6. Inspection and Acceptance. Subdivider shall at all times maintain proper facilities and safe access for inspection of the public improvements by City inspectors and to the shops wherein any work is in preparation. Upon completion of the work the Subdivider shall request a final inspection by the City. Upon receipt of the request the City will make final inspection within fifteen (15) days. If the City Engineer, or his/her authorized representative, determines that the work has been completed in accordance with this agreement, they shall certify the completion of the public improvements to the Director of Development Services. If the Director of Development Services determines that the improvements have been completed as required by this agreement, they shall accept the improvements within thirty (30) days. No improvements shall be accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Subdivider shall bear all costs of inspection and certification.
- Final Acceptance of Work. Acceptance of the work on behalf of City shall be made by the Director of Development Services upon recommendation of the City Engineer after final completion and inspection of all improvements. Such acceptance shall not constitute a waiver of defects by City, nor of the applicable statutes of limitation.

### 8. Alteration to Improvement Plans.

- a. Any changes, alterations or additions to the Improvement Plans and specifications or to the improvements which are mutually agreed upon by City and Subdivider, not exceeding ten percent (10%) of the original estimated cost of the improvement or \$50,000 whichever is less, shall not change the amount of security required under Paragraph 3. In the event such changes, alterations, or additions exceed such amounts, Subdivider shall provide additional security as required by Paragraph 3 of this agreement based on the Total Estimated Cost of Improvements as changed, altered, or amended, minus any completed partial releases allowed by Paragraph 5 of this agreement.
- b. The Subdivider shall construct the improvements in accordance with the City standards in effect at the time of their construction. City reserves the right to modify the standards applicable to the Subdivision and this agreement, when necessary to protect the public safety or welfare or comply with applicable state or federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.
- Injury to Public Improvements, Public Property or Public Utility Facilities.
   Subdivider shall replace or repair subdivision monuments which are destroyed or

damaged as a result of any work under this agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this agreement, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency, district or political subdivision thereof or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval of, the City Engineer.

10. <u>Injury to Work.</u> Until such time as the improvements are accepted by City, Subdivider shall be responsible to bear the risk of loss to any of the improvements constructed or installed. Until such time as all improvements required by this agreement are fully completed and accepted by City, Subdivider will be responsible for the care, operation of, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.

### 11. Default of Subdivider.

- a. Default of Subdivider shall include, but not be limited, to, Subdivider's failure to timely commence construction of the improvements under this agreement; Subdivider's failure to timely complete construction of the improvements; Subdivider's failure to cure any defect in the improvements; Subdivider's failure to perform substantial construction work for a period of twenty (20) calendar days after commencement of the work; Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or Subdivider's failure to perform any other obligation under this agreement.
- b. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this agreement. In the event Subdivider fails to perform any of the terms or conditions of this agreement, the City will be damaged to the extent of the costs of installation of the improvements which Subdivider failed to install. It is specifically recognize that the determination of whether a reversion to acreage or rescission of the Subdivision approval constitutes an adequate remedy for default of the Subdivider shall be reserved to the sole discretion of City. The City shall have the right, to draw upon or utilize the appropriate security to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the security is additional to, and not in lieu of, any other remedy available to City. Both parties specifically recognize that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the

improvements and, therefore, City's damages for Subdivider's default shall be measured by the actual cost to the City of completing the required improvements.

The sums provided by the improvement security may be used by City for the completion of the public improvements in accordance with the Improvement Plans and specifications contained herein. In the event of Subdivider's default under this agreement, Subdivider authorizes City to perform such obligation twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Surety, and agrees to pay the entire cost of such performance by City.

City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's Surety shall be liable to City for any excess cost or damages occasioned thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for performance of the work. Subdivider agrees not to remove such property from the site.

- c. Failure of Subdivider to comply with the terms of this agreement shall constitute consent to the filing by City of a notice of violation against all lots in Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage.
- d. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in obtaining performance of such obligations, including costs of suit and reasonable attorney's fees.
- e. The failure of City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or any subsequent default of Subdivider.
- Permits. Subdivider shall, at Subdivider's expenses, obtain all necessary permits and licenses for the construction and installation of the improvements, give all necessary notices and pay all fees and taxes required by law.
- 13. <u>Subdivider Not Agent of City</u>. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this agreement.
- 14. Other Agreements. Nothing contained in this agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other subdividers or developers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of the City ordinances providing

- therefore, nor shall anything in this agreement commit City to any such apportionment.
- Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the improvements, Subdivider shall give good and adequate warning to the public for each and every dangerous condition present in improvements, whether brought to his or her attention by the City or otherwise, and will take all reasonable actions to protect the public from such dangerous conditions. Warning to the public shall include but is not limited to; installation and maintenance of any and all traffic control devices in accordance with the approved traffic control plan, if any, adherence to Caltrans and City standards for traffic control, site lighting, fencing, barricading, warning signs, cover plates, warning tape, etc.
- 16. <u>Vesting of Ownership</u>. Upon acceptance of the work on behalf of City, ownership of the improvements constructed pursuant to this agreement shall vest in City.
- 17. Indemnity/Hold Harmless. The City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of this agreement. Subdivider further agrees to protect and hold harmless City, its officials and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omission of Subdivider, its agents or employees in the performance of this agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the improvements; provided, however, that the approved development securities shall not be required to cover the provisions of this paragraph. Said indemnification and agreement to hold harmless shall extend to injuries to persons, and damages to or taking of property, resulting from the design or construction of said subdivision, and the public improvements as provided herein, and, in addition, damage to adjacent property as a consequence of the drainage systems, streets and other public improvements. Acceptance by the City of the improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of said Subdivision or the improvements pursuant to the approved Improvement Plans or map, regardless of any action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. After acceptance of the improvements, the Subdivider shall remain obligated to eliminate any defect in design or dangerous condition caused by the design or construction defect, however Subdivider shall not be responsible for routine maintenance. Provision of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by the City of improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work

done pursuant to this agreement and that City shall not be liable for any nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction.

- Sale or Disposition of Subdivision. Sale or other disposition of this property will not relieve Subdivider from the obligations set forth herein. If Subdivider sells the property or any portion of the property within the subdivision to any other person, the Subdivider may request a novation of this agreement and a substitution of security. Upon approval of the novation by City and substitution of securities approved by City, the Subdivider may request a release or reduction of the securities required by this agreement. Nothing in the novation shall relieve the Subdivider of the obligations under Paragraph 17 for the work or improvement done by Subdivider.
- Time is of the Essence. Time is of the essence in this agreement. Unless otherwise noted all "days" shall be construed to mean calendar days.
- 20. Time for Commencement of Work; Time Extensions. Subdivider shall commence substantial construction of the improvements required by this agreement not later than nine (9) months prior to the time for completion. In the event good cause exists, as determined by the City Engineer, the time for commencement of construction or completion of the improvements may be extended. The extension shall be made in writing executed by the City Manager. Any such extension may be granted without notice to Subdivider's Surety and shall in no way affect the validity of this agreement or release the Surety or Sureties from the obligations on any bond. An appeal of the denial for an extension must be made to the City Council within ten (10) days. As a condition of such extension, the City Engineer or City Council may require Subdivider to furnish additional security guaranteeing performance of this agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.
- 21. No Vesting of Rights. Performance by Subdivider of this agreement shall not be construed to vest Subdivider's right with respect to any change in any zoning or building law or ordinance.
- 22. Notices. All notices required or provided for under this agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this paragraph. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows unless a written change of address is filed with the City:

Notice to City:

Attn: City Engineer City of Santee

Department of Development Services

10601 Magnolia Avenue

Santee, CA 92071-1266

Notice to Subdivider:

Attn: Tarik Alamad

Sofia SD Corporation, a California Corporation

7710 Balboa Ave., 210C San Diego, CA 92111

Notice to Surety:

Attn:

- 23. <u>Severability</u>. The provisions of this agreement are severable. If any portion of this agreement is held invalid by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect unless amended or modified by the mutual consent of the parties.
- 24. <u>Captions</u>. The captions of this agreement are for convenience and reference only and shall not define, explain, modify, limit, exemplify, or aid in the interpretation, construction or meaning of any provision of this agreement.
- 25. <u>Litigation or Arbitration</u>. This agreement may be enforced by litigation or arbitration. To enforce by arbitration both parties must agree to arbitrate. In the event a party chooses to bring an action to enforce this agreement, the prevailing party shall be entitled to costs and reasonable attorney's fees in enforcing the terms of this agreement.
- Incorporation of Recitals. The Recitals to this agreement are hereby incorporated into the terms of this agreement.
- 27. Entire Agreement. This agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this agreement must be in writing and signed by the appropriate representatives of the parties. In the case of the City, the appropriate party shall be the City Manager.
- 28. Force Majeure. Delay, other than delay in the commencement of work, resulting from an act of City, or by an act of God, which Subdivider could not have reasonably foreseen, or by storm or inclement weather which prohibits the conducting of work, or by strikes, boycotts, similar actions by employees or labor organizations, which prevent the conducting of work, and which were not caused by or contributed to by Subdivider, shall constitute good and sufficient cause for a time extension.

Executed by SUBDIVIDER this day o	f September, 2025.
SUBDIVIDER: Sofia SD Corporation	CITY OF SANTEE, a municipal corporation of the State of California
By: 1ann (sign here)	By: And Some
JARIK ALAHMAN (print name here)	City Engineer
(title and organization of signatory)	
, and a second s	Attest:
By:	
(sign here)	
(print name here)	
(title and organization of signatory)	

(Proper notary acknowledgment of execution by SUBDIVIDER must be attached.)

(President or vice-president **and** secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California  County of San Diego  On Sep 2,2025 before me, A  personally appeared Tank Alahw	Rensch Notary Public, Here Insert Name and Title of the Officer
potentially appeared 111111111111111111111111111111111111	Name(s) of Signer(s)
subscribed to the within instrument and acknown his/her/their authorized capacity(ies), and that by his or the entity upon behalf of which the person(s) according to the control of the c	
The same of the sa	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
A. RENSCH COMM. # 2528890 ARY PUBLIC • CALIFORNIA SAN DIEGO COUNTY Immission Expires: AUGUST 2, 2029	WITNESS my hand and official seal.  Signature
RENSCH AM. # 2528690 UBLC • CALFORNIA 5 NDIEGOCONTENTY Seal Above	Signature of Notary Public  A. RENSCH COMM. # 2528890 NOTARY PUBLIC • CALIFORNIA SAN DIEGO COUNTY Commission Fxpires: AUGUST 2, 2029
Though this section is optional, completing this	s information can deter alteration of the document or s form to an unintended document.
Description of Attached Document Title or Type of Document: 5000ivision Document Date: 9-2-25 Signer(s) Other Than Named Above:	Aprovement Agreement  Number of Pages: 13
Capacity(ies) Claimed by Signer(s)  Signer's Name:  Corporate Officer — Title(s):  Partner — Limited General  Individual Attorney in Fact  Trustee Guardian or Conservator  Other:  Signer Is Representing:	Signer's Name: Corporate Officer — Title(s): Partner —

MEETING DATE September 24, 2025

ITEM TITLE PUBLIC HEARING FOR A TENTATIVE MAP (TM-2024-0001) AND DEVELOPMENT REVIEW PERMIT (DR-2024-0001) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 285 UNITS AND RELATED SITE IMPROVEMENTS ON A 22.17 ACRE PARCEL LOCATED AT THE TERMINUS OF PARK CENTER DRIVE AND WEST OF COTTONWOOD AVENUE (APN 381-051-18-00) IN THE R-14 (MEDIUM HIGH DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTIONS 15162 AND 15164 ADDENDUM TO AN EIR (APPLICANT: CITY VENTURES HOMEBUILDING, LLC)

<u>DIRECTOR/DEPARTMENT</u> Sandi Sawa, AICP, Planning and Building Department √ Sandi Sawa, AICP, Planning and Building Department

#### SUMMARY

The project is a request for a Tentative Map (TM-2024-0001) and Development Review Permit (DR-2024-0001) for a 285-unit multifamily residential development on a 22.17-acre lot in the Medium High Density Residential (R-14) zone.

The proposed project includes 44 two- and three-story buildings arranged in 3-plex though 11-plex buildings. The unit sizes range from 1,342 to 2,074 square feet and include two to four bedrooms. Each unit will have its own two-car garage with separate space for storage and individual trash receptacles. On-site improvements include guest parking, recreational areas including playgrounds, a pool, view and pocket parks, landscaping and a 12-foot-wide trail along the San Diego River. The project will also provide street improvements along the project frontages including Cottonwood Avenue and Park Center Drive including a new roundabout.

The City identified the project site in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and was rezoned from R-30 (High Density Residential) to R-14 (Medium High Density Residential) in 2022. The R-14 designation allows 14 to 22 dwelling units per gross acre. The Housing Element anticipated this site requiring a 100-foot buffer from the adjacent San Diego River and estimated the site capacity based on the buildable acreage. The capacity identified for the site was 279 moderate-income units and the project is proposing 285 units which meets the density requirements.

#### **ENVIRONMENTAL REVIEW**

The City of Santee adopted Resolution No. 125-2022, certifying the Final Program Environmental Impact Report (PEIR) (SCH #2021100263) for the Housing Element Rezone, adopting Findings of Fact and a Statement of Overriding Considerations under the California Environmental Quality Act (CEQA), and adopting a Mitigation Monitoring and Reporting Program. Pursuant to CEQA Guideline §15162 for the PEIR, there are no impacts that are



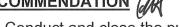
peculiar to the project or project site; there are no new significant effects that were not analyzed as significant effects in the Previously Approved Project PEIR; there are no potentially significant off-site or cumulative impacts that were not discussed in the PEIR; and the significant effects identified in the Previously Approved Project PEIR would not be more severe than previously discussed as a result of substantial new information which was not known at the time the PEIR was certified. In addition, no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously approved PEIR. Accordingly, an addendum to the PEIR has been prepared pursuant to CEQA Guidelines §15164.

FINANCIAL STATEMENT

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$7,550,667.45

<u>CITY ATTORNEY REVIEW</u> □ N/A ⊠ Completed

# RECOMMENDATION (A)



- 1) Conduct and close the public hearing; and
- 2) Find Tentative Map TM-2024-0001 and Development Review Permit DR-2024-0001 subject to Section 15462 and 15164 of the CEQA Guidelines, approve the Addendum to the PEIR and authorize the filing of a Notice of Determination; and
- 3) Approve Tentative Map TM-2024-0001 per the attached Resolution; and
- 4) Approve Development Review Permit DR-2024-0001 per the attached Resolution.

#### **ATTACHMENTS**

Staff Report
Aerial Vicinity Map
Project Plans
CEQA Addendum
TM-2023-0003 Resolution
DR-2023-0007 Resolution

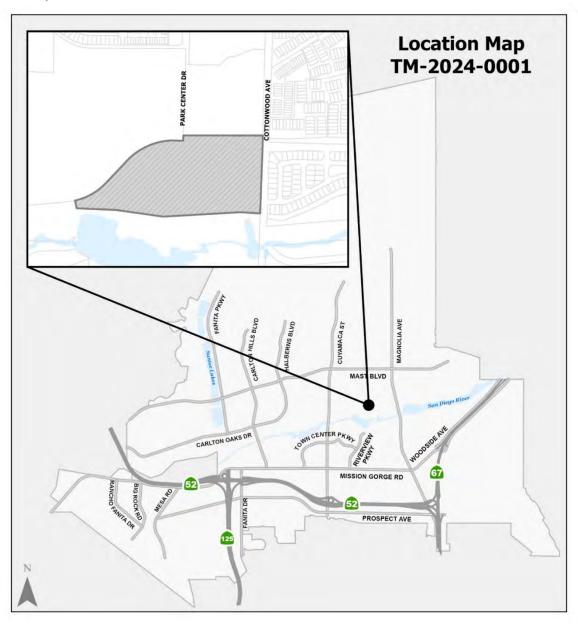


#### STAFF REPORT

PUBLIC HEARING FOR A TENTATIVE MAP (TM-2024-0001) AND DEVELOPMENT REVIEW PERMIT (DR-2024-0001) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 285 UNITS AND RELATED SITE IMPROVEMENTS ON A 22.17 ACRE PARCEL LOCATED AT THE TERMINUS OF PARK CENTER DRIVE AND WEST OF COTTONWOOD AVENUE (APN 381-051-18-00) IN THE R-14 (MEDIUM HIGH DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTIONS 15162 AND 15164 ADDENDUM TO AN EIR

# APPLICANT: CITY VENTURES HOMEBUILDING, LLC CITY COUNCIL MEETING September 24, 2025

On September 12, 2025, a Notice of the Public Hearing was published in the East County Californian and 163 adjacent owners or residents of property within 300 feet of the project site and other interested parties were notified by U.S. Mail.13 interested parties were notified by email.



## A. <u>SITUATION AND FACTS</u>

1.	Requested by	. <u>City Ve</u>	entures Homebuilding, LLC	
2.	Land Owner	. Santee 3 Inv, LLC		
3.	Type and Purpose of Request	Tentative Map and Development Review for a multi- family residential development consisting of 285 units (Project)		
4.	Location	Park C	enter Drive and Cottonwood Avenue	
5.	Site Area	<u>22.17 (</u>	gross acres	
6.	Number of lots	. <u>One</u>		
7.	Hillside Overlay	. <u>No</u>		
8.	Existing Zoning	. R-14 (Medium High Density Residential)		
9.	Surrounding Zoning	. North:	R-14, R-7 (Medium Density Residential), P/OS (Park/Open Space), Institutional	
		South:	F/OS (Floodway/Open Space)	
		East:	R-7, F/OS	
		West:	P/OS, F/OS	
10.	General Plan Designation	R-14		
11.	Existing Land Use	Vacant		
12.	Surrounding Land Use	. North:	Vacant, Town Center Community Park, multi- family residential, County of San Diego Health & Human Services Agency	
		South:	San Diego River	
		East:	Single-family and multi-family residential	
		West:	Town Center Community Park, YMCA and Sportsplex USA	
13.	Terrain	. <u>Relativ</u>	ely flat and sloping gently west	
14.	Environmental Status	. The Project is subject to California Environmental Quality Act (CEQA) Sections 15162 and 15164 Addendum to an EIR		
15.	APN	318-051-18-00		
16.	Within Airport Influence Area (AIA) AIA 1, Safety Zone 6 and AIA 2			

#### B. <u>BACKGROUND</u>

#### **History:**

In 2022, the City of Santee (City) rezoned the project site in the Housing Element Rezone Program Implementation Project (referenced herein as the "Housing Element Rezone") from R-30 to R-14, which allows 14 to 22 dwelling units per gross acre. Due to the site's proximity to the San Diego River, the Housing Element anticipated a 100-foot buffer from the edge of riparian habitat and estimated the site capacity based on the potential buildable acreage. The capacity identified for the site was 279 units and the Project is proposing 285 units, which meets the density requirements.

As part of the Housing Element Rezone, the City adopted Resolution No. 125-2022, which certified a Final Program Environmental Impact Report (PEIR) (SCH #2021100263), adopted Findings of Fact and a Statement of Overriding Considerations under CEQA, and adopted a Mitigation Monitoring and Reporting Program.

An Environmental Checklist pursuant to CEQA Guidelines Section 15162 has been completed to support minor technical changes and additions to the Housing Element Rezone PEIR, certified on October 12, 2022. Based upon the Environmental Checklist, an Addendum has been prepared pursuant to CEQA Guidelines Section 15164.

#### **Existing Conditions:**

The 22.17-acre vacant site is located between Cottonwood Avenue and Park Center Drive (APN 318-051-18-00). Adjacent land uses include the San Diego River to the south; Town Center Community Park East to the west; residential uses and Cottonwood Avenue to the east; and Park Center Drive and vacant land to the north.

#### C. PROJECT DESCRIPTION

#### Overview:

The proposed 285-unit residential condominium development includes 54 (2-story rowhomes), 136 (3-story interlocking townhomes), and 95 (3-story rowhomes) each with an attached two-car garage. The unit sizes range from 1,342 to 2,074 square feet (sq.ft.) and include two to four bedrooms.

On-site improvements include guest parking, recreational areas including playgrounds and a community pool, view parks and pocket parks, landscaping and a 12-foot-wide trail along the San Diego River. A total of 56,000 sq.ft. of private open space will be provided to residents in the form of patios and decks. 101,800 sq.ft. of common open space will be provided in the form of parks, playgrounds, green space and a community pool. Additionally, a 100-foot buffer from the edge of the riparian habitat associated with the San Diego River will be established within the Project site and be managed for natural biological value as part of the City's preserve system. This buffer area totals 173,668 sq.ft.

The Project will provide street improvements along both Project frontages on Cottonwood Avenue and Park Center Drive and including the addition of a Park Center Drive roundabout.

#### D. <u>ANALYSIS</u>

#### **General Plan Consistency:**

The site is designated R-14, which allows for a density range of 14-22 dwelling units per gross acre. The overall density proposed for this Project is 12.86 dwelling units per gross acre. However, approximately 3.5 acres of the site is undevelopable due to the incorporation of a 100-foot buffer, as discussed above, resulting in a buildable project site of 18.75 acres (gross). Based on the buildable acreage of the site, the overall density proposed for this Project is 15.20 dwelling units per developable acre. This is consistent with the capacity anticipated for the site as identified in the Housing Element Rezone. The capacity identified for the site was 279 units for moderate income households and the Project is proposing 285 above-moderate multi-family units which meets the general plan density. Although the site was anticipated for moderate income level affordability through the Housing Element, the City has built 178 moderate income level units during the current RHNA cycle with 10 units needing to be built before April 30, 2029. Based on the current capacity for moderate level housing identified within the Housing Element, approval of this Project with above-moderate units does not affect the ability of the City to meet its moderatelevel RHNA goals.

### **Zoning Ordinance Consistency:**

The proposed Project, a multi-family residential development, is consistent with the R-14 zone and development standards in the Zoning Ordinance as shown in Table 1.

Table 1: Development Standards Summary (R-14)

	Required	Proposed	
Density	14-22 dwelling units/acre	15.27 dwelling units/acre	
Maximum Lot Coverage	60%	32%	
Maximum Height	45 feet (four stories)	36 feet (three stories)	
Resident Parking	570 parking spaces	570 parking spaces	
Guest Parking	72	75	
Setbacks			
Front	10 feet	42 feet (east side -	
		Cottonwood Ave)	
Sides	10 feet	10 feet (north side)	
		170 feet (south side)	
Rear	10 feet	64 feet (west side)	
Open Space			
Private	100 sq.ft. per unit (28,500	Min 100 sq.ft. per unit	
	sq.ft. total)	(56,000 sq.ft. total)	
Common	150 sq.ft. per unit (42,750	357 sq.ft. per unit	
	sq.ft. total)	(101,800 sq.ft. total)	

#### **Architectural Style**

The proposed buildings incorporate Mediterranean style features common to Santee. The buildings feature earth-tone stucco finishes, wood siding and tile roofs. Architectural details are provided to create visual interest and articulation such as wall plane projections decorative metal balcony railings, varying roof lines and finishing materials. Combined with new landscaping, the Project will offer a visually attractive residential development that will aesthetically enhance the site.

#### **Adjacent Land Uses**

The surrounding uses include single-family homes to the east and multi-family homes to the north-east. Vacant land is located directly north, the San Diego River south and Town Center Community Park East west of the site. The Project has been designed to fit within the surrounding land uses. Units located along Cottonwood Avenue and Park Center Drive have been designed as two-story units with the three-story building located in the center of the development. This is to assist with the visual transition of the development with the surrounding land uses. Additional trees will be added to Cottonwood Avenue for further shielding of the development from the existing Walker Trails Subdivision. Lots along Cottonwood Avenue will be provided with steps from their enclosed yards to allow access to sidewalks and promote mobility and use of the trail along the San Diego River.

A 100-foot buffer has been included with the Project and is measured from the edge of the delineated wetland. The buffer area will be revegetated and preserved for conservation through a Habitat Mitigation Management Plan and open space easement. Units located closest to the buffer have been designed with the San Diego Rier and views in mind. Each building has been designed in a U shape with a view park located in the center to provide shared access to park amenities and views of the adjacent river.

The Project meets all applicable standards for the R-14 zone, where multi-family residential development is permitted, and was anticipated under the Housing Element Rezone. Therefore, the Project has been determined consistent with adjacent land uses.

#### Airports

The Project is within 1.24 miles of the Gillespie Field Airport and is partially located within AIA 1, Airport Safety Zone 6 and AIA 2 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On February 29, 2024, the Federal Aviation Administration (FAA) determined the Project, as designed, presented no hazard to air navigation. In addition, the Airport Land Use Commission (ALUC) reviewed the Project and FAA determination and provided an ALUC determination letter dated June 3, 2025, indicating the Project is conditionally consistent with the ALUCP. The ALUC condition includes that the Project is located within the overflight notification area and therefore overflight notification must be provided to all new residential units. This has been made as a condition of approval and is incorporated in the Project resolution.

#### Parking & Access

Pursuant to Section 13.24.040 of the Santee Municipal Code, two parking spaces are required for each unit. A two-car garage is provided for each unit which will accommodate additional space for storage and individual trash receptacles. In addition, 72 guest parking spaces are required, and 75 guest parking spaces are provided. The site will be accessed from a new roundabout at the terminus of Park Center Drive and from Cottonwood Avenue at Walker Trails Drive and River Bluff Drive.

Each garage is required to be installed with a 40-amp electrical service and wiring for a minimum AC Level 2 electrical vehicle charging station. If desired by the homeowner, a minimum Level 2 electrical vehicle charging station will be installed by the developer.

In addition, the project has been conditioned to install electrical vehicle charging stations for 13 percent of the total guest parking spaces. The applicant has requested the condition be revised to require only the installation of "electrical vehicle charging conduit" for 13 percent of the total guest parking spaces. However, because the charging stations are located in shared guest parking (rather than private garages), provide a direct benefit to the development, and are required per code, staff recommends that the condition remain as originally written: "Electrical vehicle charging stations shall be installed for 13% of the total guest parking spaces."

#### **Traffic**

#### Vehicle Miles Traveled (VMT)

A VMT/Trip Generation Report prepared for the Project concluded that the Project would generate 2,400 daily trips. Per SANDAG SB 743 VMT Maps, the Project is in census tract 166.15 and the SANDAG average VMT per capita of this tract is 17.8, which is 94.1% of the regional mean and is therefore above the significant threshold of 85 percent of the regional mean. The Project would implement VMT reduction measures but would not fully mitigate VMT impacts. Impacts associated with VMT would remain significant and unavoidable consistent with the findings of the PEIR. Therefore, there would be no new or increased severity of impacts related to VMT.

#### Level of Service (LOS)

A Local Transportation Analysis (LTA) was prepared to evaluate the proposed Project's effects on the LOS on transportation facilities in the study area, including ten intersections and seven roadway segments under existing and near-term conditions with and without the Project. LOS is used for determining consistency with General Plan policies and is not used to determine significant transportation impacts under CEQA as directed by Senate Bill 743.

The LTA determined the queue length anticipated during evening peak hour volume at the northbound left-turn on Magnolia Avenue to Walker Trails Drive would exceed the existing storage capacity. The Project analyzed and is conditioned to install a second left-turn pocket to provide sufficient storage space and be consistent with the

City's General Plan.

#### Safe Routes to School:

This Project would be served by Rio Seco School (kindergarten to eight grade), approximately 0.5 miles from the project site and Santana Hills High School 0.43 miles from the project site. New pedestrian facilities will be provided on Cottonwood Avenue for the entire length of the property that will directly contribute to Santee's "Safe Routes to School" program.

#### **Grading:**

The site slopes from the north down to the south toward the San Diego River with elevations ranging between approximately 345 feet above mean sea level (msl) to 330 feet msl. Approximately 10,383 cubic yards of cut and 110,829 cubic yards of fill is proposed to create 42 building pads for a total of 285 multifamily units. Pad elevations for the multifamily units would range from approximately 349 feet msl on the east side of the parcel to approximately 344 feet msl on the west side of the parcel. Ground improvement techniques will be applied for mitigating potential liquefaction and seismic settlements.

#### **Drainage:**

Drainage patterns for the proposed condition will remain similar to drainage patterns in the pre-Project condition. Flows are conveyed in the southwest direction flowing along the proposed road then collected by proposed curb inlets and grate inlets. The proposed inlets convey flows through the underground drainage system to a biofiltration basin located at the southwest corner of the property. A portion of the proposed driveway and Project frontage is directed to a modular wetland system located at the southeast corner of the property for treatment, which then discharges to the San Diego River to join discharged flows from the bioretention basin.

#### **Environmental Status:**

The Housing Element Rezone PEIR for the City was certified on October 12, 2022.

No substantial changes are proposed to the Project, and there are no substantial changes in the circumstances under which the Project will be undertaken that would require major revisions to the previously certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as defined in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified PEIR adequately addresses the potential environmental impacts of the Project. However, minor technical changes warrant the preparation of an addendum to the PEIR.

With approval of the Addendum, no further action is required, and a Notice of Determination will be filed.

#### **Development Impact Fees:**

In 2019, the City adopted a comprehensive Development Impact Fees and Dedication Ordinance, Ordinance 565, which was amended by Ordinance 612 in 2023. Ordinance

612 required the Director of Finance to annually prepare and make available to the public a report demonstrating the relationship between development impact fees and the City's determination and use of such fees consistent with the Mitigation Fee Act. In compliance with Ordinance 612, Resolution 097-2023 recognizes that new development requires the construction of capital improvements such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities. On January 22, 2025, the City adopted Ordinance 621, approving a Nexus Impact Study, adopting new impact fee categories, and approving updated development impact fees for all new development which became effective 30 days after its adoption.

The Project submitted a complete preliminary application under the Housing Accountability Act on February 2, 2025. Ordinance 621 went into effect on February 22, 2025, after the complete preliminary application was submitted and therefore does not apply to the Project. The Project is however subject to Ordinance 612, which was the fee ordinance in effect when the complete preliminary application was submitted.

Therefore, the applicant shall pay all development impact fees in effect under Ordinance 612 at the time of building permit issuance, subject to requirements of Government Code section 66007 for payment of fees prior to final inspection or issuance of a certificate of occupancy. At present, the fees are estimated to be as follows:

\$ 7.550.667.45		
\$ 868,557.45	or	\$ 3,047.57 / unit
\$ 3,723,745.00	or	\$ 9,557 / unit
\$ 757,815.00	or	\$ 2,659 / unit
\$ 872,955.00	or	\$ 3,063 / unit
\$ 90,060.00	or	\$ 316 / unit
\$ 2,237,535.00	or	\$ 7,851 / unit
	\$ 90,060.00 \$ 872,955.00 \$ 757,815.00 \$ 3,723,745.00	\$ 90,060.00 or \$ 872,955.00 or \$ 757,815.00 or \$ 3,723,745.00 or \$ 868,557.45 or

Fees will adjust on an annual basis in accordance with the Municipal Code.

#### E. STAFF RECOMMENDATION

- 1) Conduct and close the public hearing; and
- 2) Find Tentative Map TM-2024-0001 and Development Review Permit DR-2024-0001 subject to Section 15462 and 15164 of the CEQA Guidelines, approve the Addendum to the PEIR and authorize the filing of a Notice of Determination; and
- 3) Approve Tentative Map TM-2024-0001 per the attached Resolution; and
- 4) Approve Development Review Permit DR-2024-0001 per the attached Resolution.

## AERIAL VICINITY MAP

Cottonwood & Park (Parkvue) APN: 381-051-18-00



### The Project Plans attachment is available via the link below:

https://www.cityofsanteeca.gov/departments/cityclerk/document-central/city-clerk/council-agendas/2025/09-24-2025-item-8-project-plans-attachment.pdf

# The CEQA Addendum attachment is available via the link below:

https://www.cityofsanteeca.gov/departments/cityclerk/document-central/city-clerk/council-agendas/2025/09-24-2025-item-8-ceqa-addendum-attachment.pdf

RESOLUTION FOR TENTATIVE MAP (TM-2024-0001) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 285 UNITS AND RELATED SITE IMPROVEMENTS ON A 22.17 ACRE PARCEL LOCATED AT THE TERMINUS OF PARK CENTER DRIVE AND WEST OF COTTONWOOD AVENUE (APN 381-051-18-00) IN THE R-14 (MEDIUM HIGH DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTIONS 15162 AND 15164 ADDENDUM TO AN EIR

APPLICANT: CITY VENTURES HOMEBUILDING, LLC APN: 381-051-18-00 RELATED CASE FILES: DR-2024-0001 & ENV-2025-0012

WHEREAS, on August 8, 2025, City Ventures Homebuilding, LLC submitted a complete application for a Tentative Map (TM-2024-0001) and Development Review Permit (DR-2024-0001) to construct a 285-unit multi-family residential development (Project) on a 22.17-gross acre parcel located at Park Center Drive and Cottonwood Avenue in the R-14 (Medium High Density Residential) zone; and

**WHEREAS**, the City identified the Project site for rezoning in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and the Project site was rezoned from R-30 (High Density Residential) to R-14 (Medium High Density Residential); and

**WHEREAS,** the Final Program Environmental Impact Report (PEIR) for the Housing Element Rezone was certified on October 12, 2022; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that no substantial changes are proposed to the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previously certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as defined in California Environmental Quality Act (CEQA) Guidelines Section 15162(a)(3). Therefore, the previously certified PEIR adequately discusses the potential impacts of the Project. However, minor changes require the preparation of an addendum to the PEIR; and

**WHEREAS,** the Project furthers Objective 5.0 of the Housing Element, which encourages a wide range of housing by location, type of unit, and price; and

**WHEREAS,** the Housing Element Sites Inventory identifies the Project as a moderate-income site and the Project proposes a net gain of 285 above moderate units that would be added to the City's housing stock; and

**WHEREAS**, the Housing Element Sites Inventory identifies sufficient inventory to support the construction of 10 moderate-income units before April 30, 2029; and

WHEREAS, the Project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, and the Zoning Ordinance land use

regulations; and

**WHEREAS**, a portion of the development site is located within airspace protection layer of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On February 29, 2024 the Federal Aviation Administration (FAA) determined that the Project, as designed, presents no hazard to air navigation; and

**WHEREAS,** a portion of the development site is located within Airport Influence Area 1, safety zone 6 of Gillespie Field. On June 3, 2025, the San Diego County Regional Airport Authority determined that the Project is conditionally consistent with the Gillespie Field ALUCP; and

**WHEREAS**, the City has adopted a Capital Improvement Plan (CIP) for Fiscal Years 2022-2026 in accordance with Government Code section 66002 that identifies the public infrastructure services and facilities the City provides, maintains, and improves, such as roads, sidewalks, traffic circulation, water drainage, utilities, and parks in the interest of the public's health, safety, and welfare (Public Facility or Public Facilities); and

**WHEREAS**, the Mitigation Fee Act (Gov. Code sections 66000-66025) authorizes the City to impose fees as a condition of issuing a building permit to offset/ help fund the impacts of new construction of Public Facilities when the purpose and use of the fee is reasonably related to the type of development Project and to the need for the Public Facility (Gov. Code section 66001(a)); and

**WHEREAS**, in 2019, the City adopted a comprehensive Development Impact Fees and Dedication Ordinance, Ordinance 565, which was amended by Ordinance 612 in 2023, to require the Director of Finance to annually prepare and make available to the public a report that, among other things, demonstrates the relationship between development impact fees and the City's determination and use of such fees consistent with the Mitigation Fee Act; and

WHEREAS, Resolution 097-2023 recognizes that new development requires the construction of capital improvements such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities. The resolution provided the current City of Santee (City) Development Impact Fee Report, and made findings related to the purpose and use of the City's impact fees, how the fees relate to a development Project and impact on Public Facilities, and how the individual fees were calculated; and

**WHEREAS**, on January 22, 2025, the City adopted Ordinance 621, approving a Nexus Impact Study, adopting new impact fee categories, and approving updated development impact fees for all new development; and

WHEREAS, Ordinance 621 became effective 30 days after its adoption; and

- **WHEREAS**, the Project submitted a complete preliminary application under the Housing Accountability Act on February 2, 2025; and
- **WHEREAS**, Ordinance 621 went into effect on February 22, 2025, after the complete preliminary application was submitted and does not apply to the Project; and
- **WHEREAS**, the Project is subject to Ordinance 612, which was the fee ordinance in effect when the complete preliminary application was submitted; and
- **WHEREAS,** the Project calls for new construction that will both benefit from and burden various Public Facilities based on the demand generated by the Project for those facilities, including drainage, traffic, traffic signals, park-in-lieu, and public facilities. The Project is subject to the assessment of development impact fees based on the Project's residential use and size and measured by its proportional contribution to the cost of capital improvements to specific Public Facilities; and
- **WHEREAS,** it is in the interest of the public's health, safety and welfare for the Project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the Project; and
- WHEREAS, the Project is subject to the payment of development impact fees under Ordinance 612 at time of issuance of building permits, with the applicable automatic annual adjustments, based on the Project's residential use classification and number of units; and
- WHEREAS, the subject Project is not subject to Measure N as the Project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and
- **WHEREAS,** the Planning & Building Department scheduled TM-2024-0001 for public hearing on September 24, 2025; and
- **WHEREAS**, on September 24, 2025, the City Council held a duly advertised public hearing on TM-2024-0001; and
- **WHEREAS,** the City Council considered the Staff Report, the CEQA Addendum, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.
- **NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

**SECTION 1:** A PEIR was certified on October 12, 2022 for the Housing Element Rezone prepared for the City. It is determined that no substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previously certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified PEIR adequately discusses the potential impacts of the Project. However, minor changes require the preparation of an addendum to the PEIR. The City Council, exercising its independent judgment, hereby approves the Addendum to the PEIR and directs staff to file a CEQA Notice of Determination pursuant to State CEQA Guidelines Sections 15162 and 15164.

<u>SECTION 2</u>: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) Chapter 12 of the Santee Municipal Code (SMC) for TM-2024-0001 are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is zoned R-14. The R-14 zoning classification allows a residential density of 14 to 22 dwelling units per gross acre. The proposed Project has a density of 15.27 dwelling units per acre.
- B. The 22.17-acre Project site is in the Housing Element Sites Inventory and the Project would result in a net gain of 285 units for above-moderate-income households that would be added to the City's housing stock.
  - 1. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees are to be used for and are needed for the impacts caused by the development to which they apply. At present, the fees are estimated to be as follows:
    - a. Drainage \$ 757,815

Drainage Fee: \$ 757,815 (estimated based on \$2,659 per residential unit). Drainage fees are calculated in accordance with SMC §12.30, Ordinance No. 612, and the City's Fee Schedule, and in this case, are the result of multiplying the total unit included in the building permit multiplied by the fee rate per each residential unit. The Drainage Fee will be used to fund the Drainage Facilities needs generated by new development in the City in order to maintain the City's existing level of service.

b. Traffic Mitigation \$ 872,955

Traffic Mitigation Fee: \$872,955 (estimated based on \$3,063 per residential unit). Traffic Mitigation fees are calculated in accordance with SMC §12.30, Ordinance No. 612, and the City's Fee Schedule, and in this case, is calculated by multiplying the total units included in the building permit multiplied by the fee rate per residential unit. Traffic Mitigation Fees will fund the expansion and construction of new traffic mitigation facilities necessary to serve new growth.

c. Traffic Signal \$ 90,060

Traffic Signal Fee: \$90,060 (estimated based on \$316 per residential unit). Traffic Signal fees are calculated in accordance with SMC §12.30, Ordinance No. 612, and the City's Fee Schedule, and in this case, are the result of multiplying the total units included in the building permit multiplied by the fee rate per residential unit. The Traffic Signal Fee will be used to fund the expansion and construction of new traffic signal facilities necessary to serve new growth.

d. Park-in-Lieu \$ 2,723,745

Park-in-Lieu Fee: \$2,723,745 (estimated based on \$9,557 per residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 612, and the City's Fee Schedule, and in this case, are the result of multiplying the total units included in the building permit by the fee rate per residential unit. Park-in-Lieu Fee is used to fund the parkland needs generated by new development in the City.

e. Public Facilities \$ 2.237.535

Public Facilities Fee: \$2,237,535 (estimated based on \$7,851 per residential unit). Park-in-lieu fees are calculated in accordance with SMC §12.30, Ordinance No. 612, and the City's Fee Schedule, and in this case, are the result of multiplying the total units included in the building permit by the fee rate per each residential unit. Public Facilities Fee is used to fund the park and recreation facility needs generated by new development.

f. RTCIP Mitigation \$ 868,557.45

RTCIP Mitigation Fee: \$868,557.45 (estimated based on \$3,047.57 per each residential unit). RTCIP fees are calculated in accordance with SMC §12.30.200 and the City's Fee Schedule, and in this case, are the result of multiplying the number of dwelling units and the fee rate (dollars per dwelling unit). RTCIP mitigation fee is for improvements to the Regional Arterial System.

Total \$7,550,667.45

- C. The site is physically suitable for density and type of development because the site is designated in the Santee General Plan and zoned for multi-family residential development within the proposed density. The use is compatible with surrounding development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the Project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. The Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City residents and available fiscal and environmental resources.

**SECTION 3**: TM-2024-0001 is hereby approved subject to the following conditions:

APPROVAL OF MAP: Prior to the approval of a Final/Parcel Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted.

- 1. The applicant shall obtain approval of Development Review Permit DR-2024-0001. (Planning)
- 2. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council. (Planning & Engineering)

- 3. In order to comply with the Airport Land Use Compatibility Plan an Overflight Notification shall be recorded for the future residential units. The Overflight Notification is to be recorded over the entire property/all lots as shown on Tentative Map (TM-2025-0001). Upon recordation of the Overflight Notification, the applicant shall provide copies of the recorded document to Planning & Building Department for approval. (Planning)
- 4. Submit a copy of the Covenants, Conditions, and Restrictions (CC&R's) prior to recordation and pursuant to the conditions imposed for TM-2024-0001 and DR-2024-0001. These CC&R's should include discussion of, but are not limited to the following issues:
  - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas, common recreational area and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development.
  - b. Conditions that require residents of the development to make their required parking spaces available for parking of automobiles at all times, including language that grants the Homeowner's Association (HOA) the right to inspect private garages to ensure residents' compliance with this requirement and language that requires the HOA to enforce this requirement.
  - c. A condition that requires guest parking spaces to be maintained for short-term parking by visitors of the development.
  - d. Prohibition on parking boats, recreational vehicles, etc. on the property.
  - e. Maintenance of private roads, water and sewer lines, and storm water facilities.
  - f. Maintenance of common walls and fences
  - g. The continued maintenance of all fire protection equipment and fire lanes throughout the Development in perpetuity. (Planning)
- 5. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. (Engineering)
- 6. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from Record of Survey (ROS) 11252. All plans, exclusive of the map and building plans, shall be prepared at an

engineering scale of 1" = 20" unless otherwise approved by the project engineer. (Engineering)

- 7. If plans are prepared in digital format using computer aided drafting, then in addition to providing one hard copy and a digital copy of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the Director of Engineering/City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
  - a. Lot boundaries.
  - b. Lot numbers.
  - c. Subdivision boundary.
  - d. Right-of-way.
  - e. Street centerlines, and
  - f. Approved street names.(Engineering)
- 8. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the Director of Engineering/City Engineer. (Engineering)
- 9. **Final Map** The applicant shall make an electronic submittal via the City's Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Map
- b. Current preliminary title reports (dated within six months of submittal date).
- c. All documents listed in the preliminary title report.
- d. All reference maps used to prepare the final map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the fullsized final map shall be provided to the project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the project engineer to schedule a time for this final submittal.

Please include the following with the last submittal:

a. A copy of the map in Autocad format for incorporation into the City GIS data

base.

- b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- c. Copies of certified return receipts for all signature omission letters.
- d. Subdivision Map Guarantee. (Engineering)
- 10. Starting with the first plan check submittal, all plan sets including the Final Map shall be submitted concurrently to Padre Dam Municipal Water District (PDMWD) for review and approval. The City does not coordinate the review process with PDMWD, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay in the issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants. (Engineering)
- 11. **Street Improvement Plans** shall be submitted to the Engineering Department and be completed and accepted prior to issuance of a building permit for any phase.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted, and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and consistent with the Town Center Specific Plan standards at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development and shall be in substantial conformance with the approved tentative map:

- a. Install decorative traffic safety islands on Park Center Drive and Walker Trails Drive to include decorative hardscape, and landscaping of a center median island at the intersection with rolled curbs on each side of the Project driveway. Provide a 5-foot-wide concrete sidewalk within a 10-foot right-of-way behind the proposed curbs. Radii of the roundabout and surrounding curb returns shall satisfy the requirements of the Fire Department and be to the satisfaction of the Director of Engineering/City Engineer. Provide dedication of right-of-way as necessary to accommodate the proposed intersection.
- b. Demolish the existing southern most driveway located on the west side of Park Center Drive at the Town Center Park parking lot. Provide a new 30-foot-wide decorative concrete driveway north of the Project to accommodate the proposed roundabout. Driveway relocation shall be to the satisfaction of the Director of Engineering/City Engineer.
- c. Street layout shall be in substantial conformance with the approved tentative map. All streets shall meet the requirements of the City's Public Works Standards, specifically having a 30-foot curb line radius at corners, unless otherwise approved by the Director of Engineering/City Engineer. The roundabout shall meet the Federal Highway Administration guide for Roundabouts.
- d. Construct Private Streets A, B, C, and D (north of Walker Trails Drive), I, K, L, M with a minimum clear paved width of 26 feet plus a 4-inch rolled curb on one

- side and driveways extending beyond the pavement on both sides at a minimum of 2.5 feet.
- e. Construct Private Streets D (south of Walker Trails Drive), E, F, H, J (south of Street N), O (east of Street L), P, Q, and River Bluff Drive with a minimum paved width of 30 feet plus a 4-inch rolled curb on one side and driveways extending beyond the pavement on both sides at a minimum of 3 feet, where applicable.
- f. Construct Private Street J (north of Street N), Street N (west of Street G), and Street O (west of Street L) with a minimum paved width of 30 feet plus a 0-inch curb on one side, 6-inch curb and gutter of the other side, and parking allowed on one side of the street. Provide a sidewalk on the opposite side of the proposed-on street parking.
- g. Construct Private Street G with a minimum clear paved width of 40 feet plus a 6-inch curb on one side, 6-inch curb and gutter on the other side, and parking allowed on both sides of the street. Provide a 5-foot-wide sidewalk on both sides of the street.
- h. Construct Private Street N with a minimum paved width of 30 feet plus a 0-inch curb on one side, 6-inch curb and gutter on the other side or a valley gutter where appropriate, and parking allowed on one side of the street or in designated head-in spaces, if applicable. Provide a sidewalk and or driveway(s) on the opposite side of the proposed on-street parking or continuous sidewalk at designated head-in parking spaces.
- i. Construct a 30-foot-wide driveway entrance on Cottonwood Avenue at River Bluff Drive per City's Public Works Standard Drawing PW-38, to the satisfaction of the Director of Engineering/City Engineer. Driveway alignment shall align with the existing driveway on the east side of Cottonwood Avenue.
- j. Provide public improvements on the west side of Cottonwood Avenue to include a paved width of 32 feet from centerline, concrete curb and gutter, street lights, drainage facilities, and a 10-foot-wide pedestrian parkway.
- k. Construct sidewalk improvements at the T-intersection of Cottonwood Avenue and River Bluff Drive. Provide pedestrian access to the San Diego River Trail at Walker Trails, drainage modifications, pedestrian and street lighting, ramps, curb, gutter, sidewalk, and public improvements as necessary to the satisfaction of the Director of Engineering/City Engineer.
- Repair or replace failed or inadequate pavement and sidewalk along Park Center Drive and Cottonwood Avenue. The limits of repair will be to the centerline of each street to the satisfaction of the Director of Engineering/City Engineer.
- m. Construct a 12-foot-wide public trail on the south side of the Project that meets the City's Standard Drawing PW-33. The trail shall be ADA compliant and shall have drivable access points to the San Diego River for emergency and maintenance access with galvanized steel swing gates, and shall include a minimum of two security camera mounting poles per City Standard Drawing PW-42. The trail shall include a colored concrete pathway, trail lighting, cable rail fencing per City Standard Drawing PW-28, doggie bag dispensers, benches, trash barrels, and bollards at both the easterly and westerly access

- points, to the satisfaction of the Director of Engineering/City Engineer. The trail and associated improvements shall be privately maintained by the Homeowners Association.
- n. Construct Walker Trails Drive to Parkway street standards (52' curb to curb/72' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs. The intersection of Walker Trails Drive at Cottonwood Avenue shall align with the existing intersection alignment of Walker Trails Drive on the east side of Cottonwood Avenue.
- Modify and construct the intersection of Magnolia Avenue at Walker Trails Drive 0. to have dual northbound left turn lanes that are a minimum of 80 feet in length with a transition to the existing roadway lane striping at the north end of the San Diego River bridge. The work shall include widening of the asphalt roadway, replacement of curb and gutter, modifications and/or replacement of sidewalk underdrain, relocation and replacement of sidewalks, relocation of the existing fence behind the sidewalk, relocation of the streetlight, grading work and/or installation of retaining walls as needed, replacement of impacted landscaping, modification to roadway signs as needed, and modifying striping as needed. The work shall also include modifying the striping on Walker Trails Drive to receive the dual left turn and modifying the striping on Magnolia Avenue north of the intersection to align with the new striping configuration on the south side. The developer shall be responsible for forty percent of the fair share contribution of the cost for constructing the dual left turn modification improvements on Magnolia Avenue. Sixty percent of the actual cost for the above installation is eligible for construction fee credits (SMC 12.30.100) toward Traffic Mitigation Impact Fees. Fee credits shall not exceed the traffic mitigation impact fee amount due at the time of building permit issuance. The actual cost of construction shall be determined from certified invoices from the contractor, except that this cost must not exceed the estimated price as established by the Director of Engineering per SMC 12.30.060.
- p. Street improvement plans shall be one hundred percent (100%) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
  - i. 100% complete improvement plans.
  - ii. Estimate for the cost of construction.
  - iii. Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the fullsized improvement plans shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

- 12. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map provided a conditional letter of map revision (CLOMR) has been approved by the Federal Emergency Management Agency (FEMA). Installation of public and private street improvements may only begin after CLOMR approval has been received. (Engineering)
- 13. **Rough Grading Plans** may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
  - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.
  - b. Project improvement plans shall be completed to the satisfaction of the Director of Engineering/City Engineer and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
  - c. Project precise grading plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
  - d. Obtain a right of entry onto County land for the installation of the storm drain outfall pipe, energy dissipation, and/or headwall.
  - e. Water quality basin side slopes shall be at a maximum slope of 3:1, with decorative landscaping and irrigation. Landscaping shall meet the City's Best Management Practices (BMP) Design Manual Plant List, Appendix E.20.
  - f. Final pad and finish floor elevations shall be in conformance with the Santee Flood Damage Prevention Ordinance requirements.
  - g. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
  - h. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
  - i. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the Project. Slope planting shall be fully established prior to occupancy of any unit.
  - j. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering/City Engineer.
  - k. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City's Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

- i. 100% complete Grading, landscape, and irrigation plans.
- ii. A completed grading permit application.
- iii. Estimate for the cost of construction.
- iv. Drainage Study specified here within.
- v. Geotechnical Study specified here within.
- vi. Storm Water Quality Management Plan (SWQMP) specified here within.
- vii. Operation & Maintenance (O&M) plan specified here within.
- viii. Hydraulic Study and Hydraulic Analysis specified here within.
- ix. Traffic Study specified here within.
- x. Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- xi. Letters of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- xii. Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the above-mentioned full-sized plans, documents and reports shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

14. **Precise Grading Plans** shall be submitted to the Engineering Department and be completed and accepted prior to each phase of development. Phase specific conditions shall be specified at the time of approval for a specific phase.

The applicant may begin on building construction of those units outside of the existing FEMA base floodplain, provided the proposed building pads are also a minimum of one foot above the base flood elevation for the San Diego River adjacent to the Project using the Santee discharge rates and be in accordance with the Santee Flood Damage Prevention ordinance.

Building construction that does not meet the above criterial shall not commence until approval of a LOMR is provided by FEMA. (Engineering)

- 15. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this Project:
  - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the Project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
  - b. No work is permitted on Sundays or City Holidays.
  - c. No deliveries, including equipment drop-off and pick-up, shall be made to the Project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or

- equipment necessary to secure the site or protect the public are excluded.
- d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering/City Engineer.

In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the Project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Engineering Department. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Engineering Department. (Engineering)

- 16. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed. (Engineering)
- 17. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs. (Engineering)
- 18. Provide a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City's Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
  - b. The drainage study shall compute rainfall runoff characteristics from the Project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be

developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual. (Engineering)

19. Provide a SWQMP prepared and in accordance with the City's Storm Water Ordinance and in accordance with the City's BMP Design Manual dated February 2016. The SWQMP must include BMPs to address water quality and hydromodification. An O&M Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate BMPs to ensure that the Project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The Project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent stating, "No Dumping Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas or be plumbed to the sewer.
- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities or otherwise captured and contained on-site.

- g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
- h. The final Project submittal shall include a standalone O&M Plan in accordance with the City's BMP Design Manual. (Engineering)
- 20. Minimum BMPs for storm water and water quality will be incorporated into the development's CC&R's via reference to the Project's SWQMP. (Engineering)

#### 21. Construction Site Storm Water Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-DWQ) prior to start of construction. This Project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- b. Submit a copy of the draft Project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project. The Construction SWPPP must list BMP's the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements. (Engineering)

#### 22. Prior to Occupancy:

- a. Provide two print copies and a digital copy of both the final approved SWQMP and the O&M Plan.
- b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
- c. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the HOA/property manager. (Engineering)
- 23. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan

binding on the land throughout the life of the Project will be required prior to issuance of building permit. (Engineering)

- 24. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering/City Engineer to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the Project design. The Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website.
  - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
  - b. The report shall analyze percolation rates and draw down time and provide recommendations if a liner is warranted for the bioretention basin, and if the infiltrate rate is adequate to achieve water quality treatment.
  - c. The report shall analyze proposed ground improvement methods that are subject to approval of the Director of Engineering/City Engineer. All recommended mitigation measures shall be provided for review by the City's third-party consultant and be to the satisfaction of the Director of Engineering/City Engineer. (Engineering)
- 25. Provide a hydrology study and hydraulics analysis that determines the boundary and elevation of the base flood for San Diego River adjacent to the Project in accordance with the Santee Flood Damage Prevention Ordinance. Study requirements shall first be obtained from the City's assigned project engineer prior to preparation of the study. (Engineering)
- 26. The applicant shall make the following conveyances on the final map:
  - a. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
  - b. Dedicate right-of-way along Cottonwood Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 42 feet.
  - c. Dedicate right-of-way for Public Street purposes over Walker Trails Drive to Parkway standards providing a minimum width of 52 feet curb to curb, and 72 feet right-of-way.
  - d. Dedicate drainage and access easements for all storm drainage improvements proposed for City maintenance.
  - e. Dedicate a pedestrian and trail easement within the trail area along the southern boundary as shown on the tentative map for a minimum width of 14

- feet wide.
- f. Dedicate landscape maintenance easements for all landscaping proposed for City maintenance.
- g. Dedicate / vacate right-of-way along Park Center Drive adjacent to the site at the proposed roundabout such that the ultimate right-of-way width from behind the proposed face of curb is 10 feet. (Engineering)
- 27. Applicant shall execute and record a private road maintenance agreement to the satisfaction of the City Attorney. The applicant shall place a deposit with the Engineering Department in an amount satisfactory to the Director of Engineering/City Engineer to cover the cost of the review. The Agreement shall include provisions addressing the following:
  - a. A grant of perpetual, nonexclusive reciprocal easement appurtenant from and to each of the parcels in the subdivision, under and through the private road easement area for the benefit of the owner(s) of each parcel, their families, guests, tenants and invitees, for the purpose of vehicular and pedestrian access, the installation and maintenance of utilities serving the parcels, and the installation and maintenance of improvements including pavement, drainage improvements, street lighting, utility meters, and similar street improvements.
  - b. A legal description of the private road easement area to be maintained.
  - c. A list of addresses or parcel numbers of properties in the subdivision against which the maintenance agreement will be recorded.
  - d. A statement that the maintenance agreement constitutes a covenant running with each parcel in the subdivision and is effective for so long as the easement exists.
  - e. A statement of the portion or percentage of maintenance costs to be borne by the owner(s) of each parcel.
  - f. A mechanism for the determination of the total amount of maintenance costs payable pursuant to the agreement (e.g., a voting system or association system) and payment of each party's costs.
  - g. A statement of costs to be borne separately by each property owner (e.g., landscaping costs for the portion of the private road easement lying within their own property; cost of installation, maintenance or extension of utilities benefiting their own property).
  - h. Maintenance standards for the road itself as well as for street lights, drainage improvements, trees/landscaping and other improvements to be installed
  - A statement that the parties will share liability (in the same portion as payment of costs) for injuries to third parties arising out of maintenance or repair work undertaken pursuant to the agreement.
  - j. A statement that each party shall indemnify and hold every other party harmless from liability for personal injury or damage to property including the easement area which results from the actions of that party in connection with any use, maintenance, or repair work within the easement area.
  - k. An enforcement mechanism for payment of maintenance costs, such as authority to record a lien against any of the properties subject to the

maintenance agreement. (Engineering)

28. Applicant shall place all new utilities required to serve the Project underground. No overhead facilities or extension of overhead facilities is permitted.

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the Project to the satisfaction of the Director of Engineering/City Engineer. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the Project to the nearest existing utility pole. (Engineering)

- 29. Provide certification to the Director of Engineering/City Engineer that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the Project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association. (Engineering)
- 30. Vehicle access on Mission Gorge Road, Cuyamaca Street, Olive Lane, Town Center Parkway, Carlton Hills Boulevard, Woodside Avenue, and Riverview Parkway shall be maintained at all times and all work shall be done at night unless otherwise approved by the Director of Engineering/City Engineer. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season, defined as beginning the Saturday before Thanksgiving Day and shall extend through New Year's Day, unless otherwise approved by the Director of Engineering/City Engineer. (Engineering)
- 31. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City. (Engineering)

**SECTION 4:** The applicant shall defend, indemnify, and hold harmless the City and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City concerning TM-2024-0001, or any action relating to or arising out of its approval.

**SECTION 5**: The terms and conditions of TM-2024-0001 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to TM-2024-0001 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 6:** The approval of TM-2024-0001 expires on September 24, 2028 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council

expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the SMC, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 24, 2025.

**SECTION 8:** The City hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City's Santee Planning & Building Department, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. The City shall file the Notice of Determination with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

**SECTION 9:** The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City's City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of September 2025, by the following roll call vote to wit:

AYES:	
NOES:	
ABSENT:	APPROVED:
ATTEST:	JOHN W. MINTO, MAYOR
JAMES JEFFRIES, CITY CLERK	

RESOLUTION FOR DEVELOPMENT REVIEW PERMIT (DR-2024-0001) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 285 UNITS AND RELATED SITE IMPROVEMENTS ON A 22.17 ACRE PARCEL LOCATED AT THE TERMINUS OF PARK CENTER DRIVE AND WEST OF COTTONWOOD AVENUE (APN 381-051-18-00) IN THE R-14 (MEDIUM HIGH DENSITY RESIDENTIAL) ZONE AND FINDING THE PROJECT IS SUBJECT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTIONS 15162 AND 15164 ADDENDUM TO AN EIR

APPLICANT: CITY VENTURES HOMEBUILDING, LLC APN: 381-051-18-00 RELATED CASE FILES: TM-2024-0001 & ENV-2025-0012

**WHEREAS**, the Section 13.08.020 of the Santee Municipal Code (SMC) requires a Development Review Permit for multi-family residential developments; and

WHEREAS, on August 8, 2025, City Ventures Homebuilding, LLC submitted a complete application for a Tentative Map (TM-2024-0001) and Development Review Permit (DR-2024-0001) to construct a 285-unit multi-family residential development (Project) on a 22.17-gross acre parcel located at Park Center Drive and Cottonwood Avenue in the R-14 (Medium High Density Residential) zone; and

**WHEREAS**, the City of Santee (City) identified the Project site for rezoning in the Housing Element Rezone Program Implementation Project (Housing Element Rezone) and the project site was rezoned from R-30 (High Density Residential) to R-14 (Medium High Density Residential); and

WHEREAS, the Final Program Environmental Impact Report (PEIR) for the Housing Element Rezone was certified on October 12, 2022; and

WHEREAS, based on the environmental assessment, the City, as lead agency, has determined that no substantial changes are proposed to the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previously certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, there is no "new information of substantial importance" as defined in California Environmental Quality Act (CEQA) Guidelines Section 15162(a)(3). Therefore, the previously certified PEIR adequately discusses the potential impacts of the Project. However, minor changes require the preparation of an addendum to the PEIR; and

**WHEREAS,** the Project furthers Objective 5.0 of the Housing Element, which encourages a wide range of housing by location, type of unit, and price; and

**WHEREAS**, the Housing Element Sites Inventory identifies the Project as a moderate-income site and the Project proposes a net gain of 285 above moderate units that would be added to the City's housing stock; and

WHEREAS, the Housing Element Sites Inventory identifies sufficient inventory to support the construction of 10 moderate-income units before April 30, 2029; and

WHEREAS, the Project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, and the Zoning Ordinance land use regulations; and

WHEREAS, a portion of the development site is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On February 29, 2024 the Federal Aviation Administration (FAA) determined that the Project, as designed, presents no hazard to air navigation; and

**WHEREAS**, a portion of the development site is located within Airport Influence Area 1, safety zone 6 of Gillespie Field. On June 3, 2025 the San Diego County Regional Airport Authority determined that the Project is conditionally consistent with the Gillespie Field ALUCP; and

WHEREAS, the City has adopted a Capital Improvement Plan (CIP) for Fiscal Years 2022-2026 in accordance with Government Code section 66002 that identifies the public infrastructure services and facilities the City provides, maintains, and improves, such as roads, sidewalks, traffic circulation, water drainage, utilities, and parks in the interest of the public's health, safety, and welfare ("Public Facility or "Public Facilities"); and

**WHEREAS**, the Mitigation Fee Act (Gov. Code sections 66000-66025) authorizes the City to impose fees as a condition of issuing a building permit to offset/ help fund the impacts of new construction of Public Facilities when the purpose and use of the fee is reasonably related to the type of development project and to the need for the Public Facility (Gov. Code section 66001(a)); and

WHEREAS, in 2019, the City adopted a comprehensive Development Impact Fees and Dedication Ordinance, Ordinance 565, which was amended by Ordinance 612 in 2023, to require the Director of Finance to annually prepare and make available to the public a report that, among other things, demonstrates the relationship between development impact fees and the City's determination and use of such fees consistent with the Mitigation Fee Act; and

WHEREAS, Resolution 097-2023 recognizes that new development requires the construction of capital improvements such as drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities. The resolution provided the current City Development Impact Fee Report, and made findings related to the purpose and use of the City's impact fees, how the fees relate to a development project and impact on Public Facilities, and how the individual fees were calculated; and

- **WHEREAS**, on January 22, 2025, the City adopted Ordinance 621, approving a Nexus Impact Study, adopting new impact fee categories, and approving updated development impact fees for all new development; and
  - WHEREAS, Ordinance 621 became effective 30 days after its adoption; and
- **WHEREAS**, the Project submitted a complete preliminary application under the Housing Accountability Act on February 2, 2025; and
- **WHEREAS**, Ordinance 621 went into effect on February 22, 2025, after the complete preliminary application was submitted and does not apply to the Project; and
- **WHEREAS**, the Project is subject to Ordinance 612, which was the fee ordinance in effect when the complete preliminary application was submitted; and
- WHEREAS, the Project calls for new construction that will both benefit from and burden various Public Facilities based on the demand generated by the Project for those facilities, including drainage, traffic, traffic signals, park-in-lieu, public facilities. As a result, the Project is subject to the assessment of development impact fees based on the Project's residential use and size and measured by its proportional contribution to the cost of capital improvements to specific Public Facilities; and
- **WHEREAS**, it is in the interest of the public's health, safety and welfare for the Project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the Project; and
- **WHEREAS,** the Project is subject to the payment of development impact fees under Ordinance 612 at the time of issuance of building permits, with the applicable automatic annual adjustments, based on the Project's residential use classification and number of units; and
- WHEREAS, the subject Project is not subject to Measure N as the Project is not a General Plan amendment, within a Planned Development Area, a new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and
- **WHEREAS**, the Planning & Building Department scheduled DR-2024-0001 for public hearing on August 13, 2025; and
- **WHEREAS,** on September 24, 2025, the City Council held a duly advertised public hearing on DR-2024-0001; and

**WHEREAS**, the City Council considered the Staff Report, CEQA Addendum, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

**SECTION 1:** A PEIR was certified on October 12, 2022 for the Housing Element Rezone prepared for the City. It is determined that no substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previously certified PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted certified PEIR adequately discusses the potential impacts of the Project. However, minor changes require the preparation of an addendum to the PEIR. The City Council, exercising its independent judgment, hereby approves the Addendum to the PEIR and authorizes staff to file a CEQA Notice of Determination pursuant to State CEQA Guidelines Section 15162 and 15164.

**SECTION 2**: The findings in accordance with Section 13.08.080 of the SMC for a DR-2024-0001 are made as follows:

A. The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.

That the proposed development, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the Project complies with the R-14 zone including density, lot coverage, landscaping, building setbacks and building height. In addition, the Project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the public works standards of the City. The Project proposes a density of 15.27 dwelling units per developable acre which is within the allowed density range of the R-14 zone. The proposed units would not exceed the maximum height allowed, which is 45 feet and 4 stories. The parking requirement would be met by providing a two-car garage for each unit and the parking requirement for guest parking would be exceeded by providing a total of 76 parking spaces.

B. The proposed development is compatible with the General Plan.

The proposed development conforms to the Santee General Plan. The Project provides a medium-high density product which is consistent with the R-14 density in the Land Use Element of the General Plan. The Project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The Project is located along Cottonwood Avenue and street improvements would be provided on the west side along the property frontage.

**SECTION 3:** DR-2024-0001 is hereby approved subject to the following conditions:

ANY PERMIT: Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the applicant shall complete the following to the satisfaction of the applicable Department.

- 1. The applicant shall obtain approval of Tentative Map TM-2024-0001. (Planning)
- 2. All construction shall be in substantial conformance with the Project plans approved on September 24, 2025, and as amended by this Resolution. (All Departments)
- 3. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City. (All Departments)
- 4. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code (CBC), Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City, and all requirements of the Fire Department. (All Departments)
- 5. The Project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
- 6. All building permits are subject to expiration pursuant to CBC Section 105. (Building)
- 7. This Project is subject to the requirements for persons with disabilities outlined in CBC Title 24, Part 2, Section 11A (Accessibility Standards). (Building)
- 8. The Project must comply with Visit ability requirements per 1102A.3. 10% of the total number of units shall comply. (Building)
- 9. Common Areas and amenities such as Clubhouses, Trails, Play Areas, Trash Areas, Mailboxes etc. shall comply with 1127A. (Building)
- 10. Following Project approval and prior to any plan submittals, the applicant may schedule with the City Project Planner a post approval meeting to discuss the Project conditions of approval, timing of design and construction and implementation of the Project conditions. The applicant should include their Project design team including Project architect, their design engineer and their landscape architect. (Planning)
- 11. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscaping design, shall be approved by the Planning & Building Director unless in the Director's judgment, a Major Revision should be reviewed by the City Council. (Planning)

12. MM-CUL-2: Prior to the issuance of any permit for future development consistent with the Project and if the Project has not been surveyed within the last five years, an archaeological survey shall be conducted by a qualified archaeologist to evaluate the presence of archaeological resources and the need for project impact mitigation by preservation, relocation, or other methods. The archaeological survey shall include a records search at the South Coastal Information Center branch of the California Historical Research Information System, to determine if previously recorded prehistoric or historic archaeological resources exist on the housing site. In addition, the Native American Heritage Commission should be contacted to perform a Sacred Lands File Search. An archaeological resource report detailing the results of the record search, Sacred Lands Search, and the field survey of the Project area shall be submitted by the Project applicant to the City. The report shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the Project, and evaluate the significance of any archaeological resources identified. If potentially significant impacts to an identified archaeological resource are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, which could include avoidance as the preferred method, a data recovery program and/or construction monitoring. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure. Reports shall be submitted to the South Coastal Information Center upon finalization. (Planning)

GRADING PERMIT: Prior to approval of any grading plans and issuance of any grading permits, the applicant shall complete the following to the satisfaction of the applicable Department.

- 13. The following shall be incorporated into the Project construction plans: "Control of Construction Hours. Construction activities occurring as part of the Project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays." (Planning)
- 14. MM-BIO-1: Prior to issuance of any construction permit or any earth-moving activities, a site-specific general biological resources survey shall be conducted to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include: (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the Project. If suitable habitat for sensitive species is identified based on the general biological survey, then focused presence/absence surveys shall be conducted in accordance

with applicable resource agency survey protocols and incorporated into the biological resources report. If potentially significant impacts to sensitive biological resources are identified, project-level grading and site plans shall incorporate project design features to avoid or minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, where feasible. Mitigation measures shall be consistent with the standards contained in Section 5.3 of the 2018 Draft Santee MSCP Subarea Plan, and projects shall be required to obtain all necessary permits to ensure compliance with applicable federal, state, and local regulations, such as the federal and state Endangered Species Acts.

Environmentally Sensitive Areas shall be identified in the biological resources report and avoided to the maximum extent practicable. In areas near or adjacent to Environmentally Sensitive Areas (i.e., natural habitats and vegetation, wetlands, wildlife areas, wildlife corridors), the biological resources report will consider the following measures:

See MM-BIO-1 (Continued) conditions below including, Avoidance of Environmentally Sensitive Areas, Biological Monitoring, Worker Environmental Awareness Program, Best Management Practices and Use of Native Plants. (Planning)

- 15. MM-BIO-2: Prior to issuance of a permit for grading or vegetation removal, USFWS protocol surveys for least Bell's vireo shall be required should project construction occur within 300 feet of riparian habitat during the breeding season (April 10 to July 31). If least Bell's vireo are identified during the protocol surveys, then noise attenuation measures shall be required to ensure that noise levels from construction do not exceed a 60 dB(A) hourly average per hour at the edge of the riparian habitat or to the ambient noise level if it exceeds 60 dB(A) prior to construction. Construction noise monitoring shall be required to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average unless an analysis completed by a qualified acoustician shows that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat. (Planning)
- 16. In conformance with MM-BIO-5, prior to issuance of the first grading permit for the Project, the applicant will submit a biological mitigation compliance memo to the City outlining the feasibility of each implementation strategy to reduce impacts to arrowweed scrub, southern cottonwood-willow riparian forest and non-native grassland as listed in Section 8.4.2.1 of the Dudek Biological Technical Report dated June 2025. (Planning)
- 17. MM-BIO-5: Prior to issuance of any grading or removal of sensitive vegetation communities, the applicant shall provide evidence to the City that replacement habitats have been preserved in accordance with the mitigation ratios in the 2018 Draft Santee MSCP Subarea Plan. The required acreages and types of replacement habitat shall be included as a note on the grading plans and the City shall require

evidence of satisfaction prior to grading. Replacement habitats may be in the form of a dedicated easement, proof of purchase of mitigation credits, or other method of conservation. The applicant shall additionally implement all feasible avoidance and minimization measures to protect habitats remaining on site. (Planning)

18. MM-BIO-6: Prior to issuance of any construction permit or any earth-moving activities, a site-specific general biological resources survey (BIO-1) shall be conducted to identify the presence of any sensitive biological resources, including any wetlands. Should any potential jurisdictional waters or wetlands be identified on site during the general biological resources survey, then a jurisdictional wetlands delineation shall be conducted following the methods outlined in the USACE's 1987 Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region. The limits of any wetland habitats on site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not meet federal jurisdictional criteria but are regulated by the RWQCB. Avoidance measures based on project-level grading and site plans shall be incorporated into the Project design to minimize direct impacts to jurisdictional waters consistent with federal, state, and City guidelines. Unavoidable impacts to wetlands shall be minimized to the maximum extent practicable and would be subject to alternatives and mitigation analyses consistent with U.S. Environmental Protection Agency 404(b)(1) findings and procedures under the USACE's permit process. Unavoidable impacts would require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values. Wetland creation on site or within the same wetland system shall be given preference over replacement off site or within a different system. The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones. Buffer widths shall be 50 to 200 feet from the edge of the wetland/riparian habitat, unless the applicant demonstrates that a buffer of lesser width would protect the resources of the wetland based on site-specific information related to construction and operation. Use and development within buffer areas shall be limited to minor passive recreational uses with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer when feasible wetlands and buffers shall be permanently conserved or protected through the application of an open space easement or other suitable device.

Additional requirements apply for development along the San Diego River to implement Draft Santee MSCP Subarea Plan Section 5.3.4. Specifically, wherever development is proposed in or adjacent to riparian habitats along the main stem San Diego River, the riparian area and other wetlands or associated natural habitats located on the project site shall be designated as biological open space and incorporated into the preserve, including recordation of an easement to ensure their protection in perpetuity. In addition, a minimum 100-foot biological buffer shall be established for upland habitats, beginning at the outer edge of riparian vegetation. Within the 100-foot biological buffer, no new development shall be allowed, and the

area shall be managed for natural biological values as part of the preserve system. In the event that natural habitats do not cover the 100-foot buffer area at the time of the proposed action, habitats appropriate to the location and soils shall be restored as a condition for the proposed action. In most cases, coastal sage scrub vegetation shall be the preferred habitat to restore within the biological buffer. (Planning)

- 19. In order to provide for the long-term management of the proposed 100-foot buffer, a Habitat Mitigation Monitoring Plan (HMMP) shall be prepared and approved. The HMMP shall be for the establishment and in-kind creation and perpetual management of the 100-foot buffer. The HMMP shall include the following:
  - a. goals and objectives
  - b. regulatory setting
  - c. site selection criterion
  - d. baseline site condition information
  - e. restoration design approach
  - f. rationale for success
  - g. implementation program (including the construction period and a 5-year maintenance and monitoring program)
  - h. annual performance standards for native and non-native vegetation cover designed to assess progress toward final mitigation goals (e.g. by the end of Year 5, the establishment area is expected to achieve at least 75% absolute native vegetation cover, non-native plant cover should not exceed 10%, with perennial invasive species maintained at 0%)
  - i. long-term site protection and management

The HMMP shall detail the final mitigation implementation for permanent impacts to arrowweed scrub and southern cottonwood-willow riparian forest (i.e., establishment), temporary impact areas to be restored in-place to pre-Project conditions or biologically superior conditions, and preservation areas (i.e., southern cottonwood-willow riparian forest and freshwater marsh). The applicant shall prepare, submit and obtain approval of the HMMP through the City and the California Department of Fish and Wildlife prior to grading permit approval. (Planning)

- 20. In order to protect sensitive biological resources, a biological open space easement shall be granted to the City and the California Department of Fish and Wildlife. Alternatively, a conservation easement may be granted to the California Department of Fish and Wildlife. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting this open space authorizes the City and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition is:
  - a. Selective clearing of vegetation by hand to the extent required by written order of the fire authority for the express purpose of reducing an identified fire

hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property.

- Activities conducted pursuant to the HMMP as approved by the Planning & Building Director
- c. Activities for the maintenance, repair and basic stewardship measures to ensure the preservation of the land, such as trash and litter removal, maintenance of fencing, signs and vegetation pursuant to an approved HMMP. Such activities shall be approved in advance by the Planning & Building Director and shall not be inconsistent with the original intent of this easement.
- d. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health and Quality of the County of San Diego.
- e. Uses, activities, and placement of structures expressly permitted by Permit and shown on TM-2024-0001 plans.
- f. Maintenance and construction of drainage facilities to the extent approved or required by written order of the Engineering Director for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- g. Construction, use and maintenance of approved multi-use, non-motorized trails.

The open space easement will be detailed on the Project building and landscape plans. The applicant shall prepare draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the Planning & Building Department. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to the Planning & Building Department. (Planning)

- 21. A landscape plan shall be submitted that meets the requirements of the City's Water Efficient Landscape Ordinance. The landscape plan shall be prepared by a licensed landscape architect, and the landscaping shall be to the satisfaction of the Planning & Building Director. (Planning)
- 22. MM-BIO-1 (Continued) Use of Native Plants: All project-related planting and landscaping shall not use plants listed on California Invasive Plant Council. Locally native plants shall be used near open space and native areas to the greatest extent feasible. (Planning)
- 23. The final landscape plan shall include Podocarpus Gracilior-African Fern Pine as a street tree along Cottonwood Avenue. (Planning)

- 24. The landscape plan shall provide details on the recreation area required in accordance with Chapter 13.10 of the Santee Municipal Code. The details of the common open space and tot lot areas shall include the following:
  - a. Details of the proposed play structures and other recreational amenities
  - b. Details of the picnic tables, benches, and trash receptacles
  - c. Details of a pet waste station

The amenities may be modified to include similar or higher quality features to the satisfaction of the Planning & Building Director. (Planning)

- 25. MM-CUL-3: Prior to issuance of a grading permit, the City's Project Planner at the City must verify that the requirements for archaeological and Native American construction monitoring have been noted on the construction documents (See MM-CUL-3 (Continued) for requirements). (Planning)
- 26. MM-GEO-1: The City shall review the project application materials including the geotechnical report to determine if project grading has the potential to disturb geologic formations with the potential to contain paleontological resources. If grading depths remain within the organic and soil layers, no monitoring is required. The City may request information such as the depth of grading, geologic formations and paleontological sensitivity in order to determine the potential for impacts. In the event grading may disturb geologic formations with a moderate or high potential to contain paleontological resources, the following monitoring program shall be implemented prior to and during grading operations: (See MM-GEO-1 (Continued) for monitoring requirements). (Planning)
- 27. MM-NOS-2 Construction Management Plan: The following noise reduction measures shall be implemented during construction and included as notes on the grading plan:
  - a. Construction may occur during the hours of 7AM to 7PM, Monday through Saturday.
  - b. The contractor should locate equipment staging areas as far as possible, away from the sensitive receptors.
  - c. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes.
  - d. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.
  - e. Construction equipment with a manufacturer's noise rating of 85 dBA Lmax or greater at 50 feet may only operate at a specific location for 10 consecutive workdays. If work involving such equipment would involve more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the proposed Project and the expected duration of work and provide a point of contact to resolve noise complaints.

- f. Between April 10th to July 31st: If least Bell's vireo are found within 300 feet the site and construction, the Project must implement a construction noise mitigation and monitoring plan to reduce the levels to 60 dB(A) hourly average per hour at the edge of the riparian habitat. (Planning)
- 28. MM-NOS-3: Prior to the issuance of a grading permit the City shall determine whether construction will require equipment or activities that may result in perceptible vibration in nearby structures, such as pile driving. For projects requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster) buildings; or a vibratory roller within 25 feet of any structure, the Project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. These distances are based on reference vibration levels generated by pile drivers and vibratory rollers and standard vibration propagation rates as published by the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual (FTA 2018). This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry) buildings. If vibration levels would exceed these thresholds, alternative uses such as drilling piles as opposed to pile driving, and static rollers as opposed to vibratory rollers, shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded. (Planning)

# ROUGH GRADING: Prior to any grading or site preparation activities the applicant shall complete the following to the satisfaction of the applicable Department.

- 29. A "noise disturbance coordinator" shall be established. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels. (Planning)
- 30. Construction equipment with a manufacturer's noise rating of 85 dBALMAX or greater, may only operate at a specific location for 10 consecutive workdays. If work involving such equipment will be operating for more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and the signs must be approved by the City and shall indicate the dates and durations of construction activities, as well as a telephone number for a noise disturbance coordinator. (Planning)

- 31. MM-BIO-1 (Continued) Avoidance of Environmentally Sensitive Areas: In areas near or adjacent to Environmentally Sensitive Areas, construction limits shall be clearly demarcated using highly visible barriers (such as silt fencing), which shall be installed under the supervision of a qualified biologist prior to the commencement of work. Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the project footprint, including designated staging areas, and routes of travel. The construction areas shall be limited to the minimal area necessary to complete the Project. The fencing shall remain in place until the completion of all construction activities and shall be promptly removed when construction is complete. (Planning)
- 32. MM-BIO-1 (Continued) Biological Monitoring: A qualified biological monitor shall conduct construction monitoring of all work conducted within/adjacent to environmentally sensitive areas during all vegetation removal and ground-disturbing activities such as staging and grading, for the duration of the Project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat outside the Project footprints and to survey for sensitive wildlife species. When vegetation removal and ground-disturbing activities are not occurring, as-needed monitoring at the project sites shall occur. (Planning)
- 33. MM-BIO-1 (Continued) Worker Environmental Awareness Program: In areas near or adjacent to Environmentally Sensitive Areas, a qualified biologist shall conduct a Worker Environmental Awareness Program (WEAP) training session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the Project, and the access routes to and project site boundaries. (Planning)
- 34. MM-BIO-4: If any construction commences during the bird breeding season, a preconstruction survey for nesting birds shall occur within three days prior to construction activities by an experienced avian biologist. The survey shall occur within all suitable nesting habitat within the project impact area and a minimum 250-foot buffer (or as otherwise mandated by wildlife agencies [CDFW and USFWS]). If nesting birds are found, an avoidance area shall be established, in consultation with the wildlife agencies as appropriate, by a qualified biologist around the nest until a qualified avian biologist has determined that young have fledged or nesting activities have ceased. The project site shall be re-surveyed if there is a lapse in construction activities for more than 3 days.(Planning)
- 35. MM-GEO-1 (Continued) Preconstruction Personnel and Repository, Preconstruction Meeting, and Training.

Preconstruction Personnel and Repository: Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the

mitigation program. A qualified project paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County of San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City to receive any discovered fossils.

Preconstruction Meeting: The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.

Preconstruction Training: The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel. (Planning)

36. MM-CUL-3 (Continued): The applicant must provide written verification to the City Project Planner stating that a Secretary of Interior's Standards qualified archaeologist and Native American monitor have been retained by the owner/applicant to implement construction monitoring.

The qualified archaeologist and Native American monitor shall be invited to attend the pre-construction meeting with the contractor and any subcontractors to describe the goal of construction monitoring. (Planning)

DURING GRADING: During any grading, site preparation or construction activities, the applicant shall complete the following conditions to the satisfaction of the applicable Department:

- 37. All vehicles, equipment, tools, and supplies shall stay within the limits of the impact area. (Planning)
- 38. MM-BIO-1 (Continued) Best Management Practices: During construction activities, the following best management practices (BMPs) shall be implemented:
  - a. All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities shall occur in developed or designated non-sensitive upland habitat areas. The designated upland areas shall be located to prevent runoff from any spills from entering Waters of the US.
  - b. construction Storm Water Pollution Prevention Plan (SWPPP) and a soil erosion and sedimentation plan shall be developed (where requirements are met) to minimize erosion and identify specific pollution prevention measures that shall eliminate or control potential point and nonpoint pollution sources on site during and following the project construction phase. The SWPPP shall identify specific BMPs during project construction to prevent any water quality standard exceedances. In addition, the SWPPP shall contain provisions for changes to the plan such as alternative mechanisms, if necessary, during project design and/or construction to achieve the stated goals and performance standards.

- c. Trash shall be stored in closed containers so that it is not readily accessible to scavengers and shall be removed from the construction site on a daily basis.
- d. Water quality shall be visually monitored by the biological monitor to ensure that no substantial increases in turbidity occur during construction.
- e. All relevant natural resource permits and authorizations shall be obtained from appropriate agencies (i.e., USACE, RWQCB, and CDFW) prior to the initiation of construction activities. Permit conditions contained within the permits and authorizations shall be employed throughout the duration of the project.
- f. Hydrologic connectivity shall be maintained within drainages during the duration of construction. Brush, debris material, mud, silt, or other pollutants from construction activities shall not be placed within drainages and shall not be allowed to enter a flowing stream.
- g. Dust control measures shall be implemented by the contractor to reduce excessive dust emissions. Dust control measures shall be carried out at least two times per day on all construction days, or more during windy or dry periods, and may include wetting work areas, the use of soil binders on dirt roads, and wetting or covering stockpiles.
- h. No pets shall be allowed in, or adjacent to, the project sites.
- i. Rodenticides, herbicides, insecticides, or other chemicals that could potentially harm wildlife or native plants shall not be used near or within Environmentally Sensitive Areas within or near the roadway segments.
- j. Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the site and before leaving the site during the course of construction.
- k. The cleaning of equipment will occur at least 300 feet from Environmentally Sensitive Area fencing. (Planning)
- 39. MM-GEO-1 (Continued) During-Construction Monitoring and Fossil Recovery. During-Construction Monitoring: A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits.

During-Construction Fossil Recovery: If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. (Planning)

40. MM-GEO-1 (Continued) Post-Construction Treatment, Curation and Final Report.

Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged.

Post-Construction Curation: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository.

Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City within two weeks of the completion of each construction phase of the proposed Project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils. (Planning)

41. MM-CUL-3 (Continued): Archaeological and Native American monitors shall be present during ground disturbing activities (grubbing, demolition of foundations, grading, trenching) that have the potential to unearth unknown subsurface archaeological deposits or Tribal cultural resources. If archaeological or Tribal cultural resources are discovered, both monitors may halt or divert ground-disturbing activities within 50 feet to allow for a determination of the resource's potential significance. The qualified archaeologist shall notify the City Project Planner of the discovery. Isolates and non-significant deposits shall be minimally documented in the field. Significant archaeological discoveries include intact features, stratified deposits, previously unknown archaeological sites, and human remains.

If a significant discovery is made, the qualified archaeologist shall prepare a data recovery plan in consultation with the Native American monitor to submit for approval by the City Project Planner. The plan shall be implemented using professional archaeological methods. Construction ground-disturbing activities, including grubbing, grading, and trenching, would be allowed to resume after the completion of the recovery of an adequate sample and recordation of the discovery.

All cultural material collected during the monitoring and data recovery program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79 unless the tribal monitors request the collection.

If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be followed. The qualified archaeologist shall contact the County Coroner.

After the completion of the monitoring, an appropriate report shall be prepared by Project archaeologist. If no significant cultural resources are discovered, a brief letter to City Project Planner and South Coastal Information Center shall be prepared by the Project archaeologist. If significant cultural resources are discovered, a report with the results of the monitoring and data recovery (including the interpretation of the data within the research context) shall be prepared by Project archaeologist, reviewed by a Native American representative, and submitted to the City Project Planner and South Coastal information Center. (Planning)

- 42. The construction contractor shall use construction equipment powered by California Air Resources Board certified Tier 4, or newer, engines and haul trucks that conform to current U.S. Environmental Protection Agency truck standards. (Planning)
- 43. The on-site construction superintendent shall ensure implementation of standard BMPs as required by the San Diego Air Pollution Control District (SDAPCD) Rules 50, 51, 52, 54 and 55 Fugitive Dust Control. (Planning)
- 44. The on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as specified on the CalRecycle website. (Planning)
- 45. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction. (Planning)
- 46. All feasible noise reducing strategies should be implemented where possible including:
  - a. Ensuring that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications;
  - b. Re-routing of construction equipment away from adjacent noise-sensitive uses:
  - c. Locating noisy construction equipment away from surrounding noise-sensitive uses:
  - d. Using sound aprons or temporary noise enclosures around noise-generating equipment;
  - e. Positioning storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses;
  - f. Using the quietest practical type of equipment;
  - g. Using electric powered equipment instead of diesel or gasoline engine powered equipment;
  - h. Using shrouding or shielding and intake and exhaust silencers/mufflers; and
  - i. Any other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. (Planning)
- 47. All idling equipment shall be turned off when not in use. (Planning)
- 48. Equipment shall be properly serviced and maintained to manufacturers standards ensuring that vehicles and their loads are secured from rattling and banging. (Planning)

- 49. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC). (Planning)
- 50. A Native American Monitor of Kumeyaay decent shall be present for any preconstruction meeting and for all ground disturbing activities associated with the Project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the City Planner, or designee, with concurrence from the Native American Monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The on-site area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made on-site; however, the Applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File (SLF). Disposition of the resources shall be at the discretion of the City, but in accordance with the foregoing. (Planning)
- 51. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource. (Planning)
- 52. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and

preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered. (Planning)

- 53. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices. (Planning)
- 54. A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits. (Planning)
- 55. If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. (Planning)
- 56. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository. 8. Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City within two weeks of the completion of each construction phase of the Project. This report shall include

- discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils. (Planning)
- 57. Prior to delivery of combustible materials to the project site, fire apparatus access roads shall be installed to provide access to within 150 feet of any area where combustible materials will be placed. These access roads shall be constructed with an approved all-weather driving surface, capable of supporting the imposed load of fire apparatus weighing at least 78,000 pounds. The first layer of asphalt is permitted for the access roads.
  - a. All underground utilities, including fire mains, fire hydrants, and fire service underground devices, shall be fully installed and operational prior to the delivery of any combustible materials on site.
  - b. Fire apparatus access roads shall have a minimum unobstructed width and vertical clearance as required by the California Fire Code Section 503, typically not less than 20 feet wide and 13 feet 6 inches vertical clearance, unless otherwise approved.
  - c. The access roads must be designed and maintained to support the imposed loads of fire apparatus with all-weather driving capability, consistent with CFC and local amendments.
  - d. Verification of the access road construction and load-bearing capacity may be required through a report by a registered civil or geotechnical engineer, as applicable.
  - e. No delivery of combustible materials shall occur until the fire apparatus access roads and underground fire protection utilities have been approved by the Santee Fire Department. (Fire)

BUILDING PERMIT: Prior to approval of any building plan and the issuance of any building permit the applicant shall complete the following to the satisfaction of the applicable Department.

- 58. On building plans, accessible parking spaces are to be identified when parking is provided. Parking spaces for common areas shall also be identified. (Building)
- 59. On building plans, provide the location of the USPS mailboxes and the designated USPS parking stall. Illustrate the accessible route to the mailboxes, clear space in front of the boxes and reach ranges in compliance with California Building Standards Code. CBC 11B- (206, 305 & 308). (Building)
- 60. Should temporary sales office and/or model homes(s) be desired, the applicant shall comply with the requirements of Subsection 13.06.070 E of the Santee Zoning Ordinance without the requirement to file an application for a Temporary Use Permit. Any required building permits shall first be obtained prior to the operation of a sales office and/or model home(s). (Planning)

- 61. All areas for storage of refuse containers, and collection and service areas, shall be enclosed or effectively screened from public view by use of a fence, wall, landscaping, berms or a combination thereof. (Planning)
- 62. A complete 40-amp electrical service and wiring for a minimum AC Level 2 electrical vehicle charging station is required and shall be installed in the garage for all units in accordance with the California Code of Regulations Title. If required or desired by the homeowner, a minimum Level 2 electrical vehicle charging station shall also be installed. (Planning and Building)
- 63. Electrical vehicle charging stations shall be installed for 13% of the total guest parking spaces. (Planning)
- 64. The Project shall provide and maintain a minimum of 71 on-site guest parking spaces. These parking spaces shall be properly signed (i.e. stenciled signage) as guest parking and shall not be used for permanent parking by residents. (Planning)
- 65. A garage for each dwelling unit shall be provided with a vertical clearance of 7 feet in accordance with Chapter 13.24 of the Santee Municipal Code. (Planning)
- 66. Provide a fence plan in compliance with the fence requirements in Section 13.10.050 of the Santee Municipal Code. All interior fences shall be made of quality materials and perimeter and retaining walls shall be decorative to the satisfaction of the Planning & Building Director. (Planning)
- 67. A Construction Safety Plan, meeting the requirements of California Fire Code (CFC) Chapter 33, shall be submitted at the time of building permit application. The plan must be reviewed and approved by the Santee Fire Department prior to issuance of a construction permit. The Construction Safety Plan shall address:
  - a. Designation and contact information for the site safety director
  - b. Training documentation for safety personnel and fire watch staff
  - c. Procedures for emergency reporting
  - d. Fire department vehicle access routes
  - e. Locations and types of fire protection equipment (including extinguishers, standpipes, fire department connections, hydrants)
  - f. Policies and signage for smoking and cooking, where allowed, per CFC Section 3305.8
  - g. Provisions for temporary heating equipment and its safe use
  - h. Hot work safety procedures
  - i. Combustible waste control measures
  - j. Storage and handling procedures for flammable and hazardous materials
  - k. Site security measures
  - I. Procedures for changes affecting safety during construction
  - m. Any additional site-specific requirements as determined by the Santee Fire Department (Fire)

- 68. The project site shall be secured in a manner approved by the Fire and Building Code Officials. Approved site security measures may include fencing, controlled access points, and signage as required by Project conditions and the 2022 California Fire Code, Section 3303. Fire fighter access shall be provided via a Knox Company rapid entry product suitable for the premises type, to be installed at all approved access gates or entry points. The type and placement of the Knox product shall be reviewed and approved by the Santee Fire Department prior to commencement of construction activities.
  - a. Security measures must remain in place for the duration of construction and be maintained in accordance with California Fire Code Section 3303.
  - b. No removal or modification of security measures, including access devices, shall occur without written approval from the Fire and Building Code Officials. (Fire)
- 69. A deferred submittal is required for the private fire service main. The complete private fire service main submittal, including plans, specifications, hydraulic calculations to the most remote fire hydrant (if applicable), and manufacturer information, shall be submitted to the Santee Fire Department for review and approval prior to installation.
  - a. The deferred submittal must comply with all applicable provisions of the 2022 California Fire Code, NFPA 24, and City Fire Code Amendments.
  - The submittal package shall clearly identify the scope of work, materials, installation details, and coordination with other fire protection and water supply systems.
  - c. No installation of the private fire service main or associated components shall proceed until the deferred submittal has been reviewed and approved by the Santee Fire Department.
  - d. Any modifications to the approved fire service main design during construction must be resubmitted for review and approval.
  - e. Final approval shall be contingent upon successful inspection and verification of compliance with the approved submittal and applicable codes. (Fire)
- 70. Fire hydrant locations shall be approved by the Santee Fire Department prior to installation. Fire flow and spacing shall comply with the California Fire Code Appendix B and C, respectively. All on-site fire hydrants shall be equipped with one (1) 4-inch port and two (2) 2½-inch ports.
  - a. The exact placement and number of fire hydrants must meet the fire flow and spacing criteria per the California Fire Code and be approved by the Santee Fire Department prior to construction.
  - b. Fire hydrants shall be installed with the largest port (4-inch) oriented perpendicular to the fire access roadway.
  - c. Fire hydrants and water supply materials shall conform to applicable City and California Fire Code standards, including underground piping inspections and testing as required.
  - d. Hydrant locations must provide adequate coverage so that all portions of any building or facility are within the maximum distance allowed by code (typically within 400 feet as measured by approved routes).

- e. Fire hydrants shall be maintained in operable condition throughout construction and the life of the facility, with unobstructed access and proper vehicle protection measures as required and painted red. (Fire)
- 71. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy, digital copies, and two sets of prints of the recorded map to the Engineering Department for the City's permanent record. The prints and mylar shall be in accordance with City standards in effect at the time of recordation. (Engineering)
- 72. CLOMR/LOMR requirements Application shall be made to the Federal Emergency Management Agency (FEMA) for a letter of Map Revision (LOMR) for all fill placed within the limits of the FEMA defined floodplain. The LOMR shall be completed prior to issuance of occupancy of any units subject to the approval of the Director of Engineering/City Engineer. (Engineering)
- 73. Prior to the issuance of a building permit for the first unit, the applicant shall provide a Letter of Map Revision (LOMR) approved by FEMA for all grading completed within the ParkVue Project, including grading necessary to raise the project site above the floodplain elevation, to the satisfaction of the Director of Engineering/City Engineer. All buildings shall be constructed such that the finished floor elevation is a minimum of one foot above the 100-year water surface elevation considering flow rates adopted in Table 11.36.070A of the Santee Municipal Code. (Engineering)
- 74. **Precise Grading Plans** shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)
- 75. To ensure maintenance of public interest landscape facilities the applicant shall request in writing transfer of the property under development to the Town Center Landscape Maintenance District prior to issuance of any building permits. The transfer shall include the entire property and provide for maintenance of public areas as determined by the Director of Engineering/City Engineer.

The applicant shall pay all costs associated with transferring to the district. A cash deposit in an amount satisfactory to the Director of Engineering/City Engineer shall be submitted to the Engineering Department at the time the request for transfer to the district is made.

The cost to transfer to the district shall include one hundred percent of the interim maintenance costs, including costs for water consumption, power, vandalism, administration, overhead and other associated costs up to the first assessment year plus dry period financing costs in an amount equal to fifty percent of the first year's direct annual maintenance costs and thirty percent of the first year's direct annual

maintenance costs for City administrative overhead.

The cost to transfer to the district shall also include the administrative costs of formation or annexation, preparation of an engineer's report, plans, specifications, estimates, assessment diagrams, costs of printing, advertising, election and giving of published notices, compensation for the collection of assessments, compensation of any staff or consultant employed to render such services.

(Maintenance of all landscaping and improvements shall be managed by a Homeowners Association. If maintenance remains satisfactory, there shall be a \$0 annual assessment to the property owners following transfer of the property to the district.) (Engineering)

- 76. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the Project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide <a href="three">three</a> originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the Project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
- 77. Pad elevations shall be a minimum of one foot (1') at or above the base flood elevation as established by the base flood discharge rates set forth in the Flood Damage Prevention Ordinance Chapter 11.36 of the Santee Municipal Code. (Engineering)
- 78. The applicant shall pay all development impact fees in accordance with Ordinance 612, at the time of building permit issuance, subject to requirements of Government Code section 66007 for payment of fees prior to final inspection or issuance of a certificate of occupancy. Based on a complete preliminary application being submitted on February 4, 2025, the fees are estimated to be as follows:

a.	Drainage	\$ 757,815.00	or	\$ 2,659.00 / unit
b.	Traffic	\$ 872,955.00	or	\$ 3,063.00 / unit
C.	Traffic Signal	\$ 90,060.00	or	\$ 316.00 / unit
d.	Park-in-Lieu	\$ 2,723,745.00	or	\$ 9,557.00 / unit
e.	Public Facilities	\$ 2,237,535.00	or	\$ 7,851.00 / unit
f.	RTCIP Fee	\$ 868,557.45	or	\$ 3,047.57 / unit

Total: \$7,550,667.45

Impact fee amounts shall be calculated in accordance with Ordinance 612 at the time of building permit issuance. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of

final site and building areas by their engineer of work to be approved by the City Engineer for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code. (Engineering)

OCCUPANCY: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the applicant shall complete the following to the satisfaction of the applicable Department.

- 79. In conformance with San Diego Air Pollution Control District's (SDAPCD) Rule 67.0.1, Architectural Coatings, the Project shall use low volatile organic compound (VOC) paints. (Planning)
- 80. A bond, equal to the cost of full landscape installation, shall be deposited with the Planning & Building Department and retained for a minimum of one year or until the landscaping is established to the satisfaction of the Planning & Building Director. (Planning)
- 81. MM-TRA-1 VMT Reduction: The City requires implementation of applicable Mobility Element Policies that would support VMT reductions for individual projects. Specifically, the City requires projects to comply with Mobility Element Policies 9.1 through 9.5, which encourage the use of Transportation Demand Management (TDM) strategies, such as ride sharing programs, flexible work schedule programs, and incentives for employees to use transit. Additionally, alternative transportation modes, such as walking, cycling and public transit are encouraged to reduce peak hour vehicular trips, save energy, and improve air quality. The Project must demonstrate implementation of the following TDM strategies prior to occupancy:
  - a. Provide pedestrian network improvement along Project frontage
  - b. Provide bicycle network improvement along Project frontage
  - c. Implement commute trip reduction marketing (Planning)
- 82. Submit to the City for review, the recorded Covenants, Conditions, and Restrictions (CC&Rs) for the Project. The CC&Rs shall be recorded prior to granting occupancy of the first unit. These CC&Rs should include discussion of, but are not limited to the following issues:
  - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas, common recreational area and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development.
  - b. Conditions that require residents of the development to make their required parking spaces available for parking of automobiles at all times, including language that grants the Homeowner's Association (HOA) the right to inspect private garages to ensure residents' compliance with this requirement and language that requires the HOA to enforce this requirement.

- c. A condition that requires guest parking spaces to be maintained for short-term parking by visitors of the development.
- d. Prohibition on parking boats, recreational vehicles, etc. on the property.
- e. Maintenance of private roads, water and sewer lines, and storm water facilities.
- f. Maintenance of common walls and fences
- g. The continued maintenance of all fire protection equipment and fire lanes throughout the Development in perpetuity. (Planning/Fire)
- 83. A deferred submittal is required for all automatic fire alarm systems and dedicated functional fire alarm systems. The complete fire alarm system design, including plans, specifications, and manufacturer information, shall be submitted to the Santee Fire Department for review and approval prior to installation.
  - a. The deferred submittal must comply with all applicable provisions of the 2022 California Fire Code, the National Fire Alarm and Signaling Code (NFPA 72), and City Fire Code Amendments.
  - The deferred submittal package shall clearly identify the scope of work, system components, device types and locations, and coordination with other building systems.
  - c. No installation of any fire alarm system components shall proceed until the deferred submittal has been reviewed and approved by the Santee Fire Department.
  - d. Any changes to the approved fire alarm design during construction must be resubmitted for review and approval.
  - e. Final acceptance and system testing shall be required prior to issuance of a final occupancy permit. (Fire)
- 84. A deferred submittal is required for all automatic fire extinguishing systems. The complete fire sprinkler system design, including plans, specifications, hydraulic calculations, and manufacturer information, shall be submitted to the Santee Fire Department for review and approval prior to installation.
  - a. The deferred submittal must comply with all applicable provisions of the 2022 California Fire Code, NFPA 13, and City Fire Code Amendments.
  - b. The submittal package shall clearly identify the scope of work, system components, installation details, and coordination with other building and fire protection systems.
  - c. No installation of any fire sprinkler system components shall proceed until the deferred submittal has been reviewed and approved by the Santee Fire Department.
  - d. Any modifications to the approved fire sprinkler design during construction must be resubmitted for review and approval.
  - e. Final acceptance and system testing shall be required prior to issuance of a final occupancy permit. (Fire)

- 85. Prior to final approval of any building, the fire lane(s) providing access to that structure shall be fully installed, marked, and maintained in accordance with the California Fire Code and City Fire Code Amendments.
  - a. Fire lane width shall be measured from curb to curb or from parking space striping to striping and shall extend vertically from grade to the highest point of any adjacent structures or obstacles.
  - b. No building elements, balconies, roof drains, projections, or any other objects shall encroach into the required fire lane clearance.
  - c. Fire lanes shall be clearly identified by painting curbs red with white stenciled lettering stating "NO PARKING FIRE LANE" where appropriate. Alternatively, approved signs bearing the same message shall be installed at the edge of curbs.
  - d. Signs shall be installed at intervals not to exceed 20 feet (or as otherwise approved by the fire code official) and at all entrances to the Project area.
  - e. Exact placement of fire lane markings and signage shall be reviewed and approved by the Santee Fire Department prior to installation.
  - f. Parking spaces shall not encroach upon or obstruct fire apparatus access roads, drivable fire lanes, or required turning radii for emergency vehicles. (Fire)
- 86. Building address numbers shall be installed and displayed in block-style lettering with minimum heights as follows: 4 inches for single-family developments, 6 inches for commercial developments, and 12 inches for multi-family or industrial developments.
  - Numbers shall be black in color, or another color approved by the Santee Fire Department, providing clear contrast against the background surface for maximum visibility.
  - b. Address numbers shall be permanently affixed to the building or structure in a location clearly visible from the adjacent fire apparatus access road or street.
  - c. Installation of address numbers must comply with the California Fire Code Section 505 and any applicable City of Santee Fire Code Amendments.
  - d. The size, style, color, and location of address numbers shall be reviewed and approved by the Santee Fire Department prior to final inspection.
  - e. Address numbers shall be maintained in a visible and legible condition at all times, throughout construction and occupancy. (Fire)
- 87. Fire department connections (FDC) for all fire protection systems shall be located within 50 feet of a fire hydrant and in no case shall be more than 100 feet from a fire hydrant. The exact location of the FDCs relative to nearby fire hydrants shall be reviewed and approved by the Santee Fire Department prior to installation. Distance measurements shall be taken by the most direct accessible pedestrian or fire apparatus route, ensuring rapid fire department connection during emergency operations. (Fire)
- 88. Knox Company FDC plugs shall be installed on all FDCs for the automatic fire sprinkler systems. (Fire)

- 89. An exterior approved audio/visual device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (Fire)
- 90. The Project shall widen Cottonwood Avenue to full width and be 32' from roadway centerline to curb face and 42' to right of way. (Traffic)
- 91. The Project shall construct Park Center Drive north of the bend up to the project limit which should be widened to match the roadway width at Riverwalk Drive and be 40' wide curb to curb up to the northernmost property line, and the Project shall remove/modify the existing bulb out for the existing cu-de-sac. The section of widening from Riverwalk Drive to the project boundary shall be completed by adjacent property, however the portion within this project boundary shall be built to full extent. (Traffic)
- 92. The Project shall construct Walker Trails Drive from Park Center Drive to Cottonwood Avenue to be 52' from curb to curb and accommodate 12' lanes in each direction with a 12' two-way left turn lane and 8' parking on both sides of the street. (Traffic)
- 93. The Project shall install sidewalk on both sides of the street on Walker Trails Drive and along its entire frontage on Cottonwood Avenue. (Traffic)
- 94. The Project shall install street lighting at a maximum of 180' spacing staggered along the centerline on Walker Trails Drive and on Cottonwood Avenue and at all roadway intersections. (Traffic)
- 95. The Project shall install the portion of the river trail along the entire southern frontage of the Project from the existing path around the ball fields at Town Center Park at the far west end of the Project connecting to the existing path on the far east side of Cottonwood Avenue. The path shall be built per City Standard Drawings PW-33 "San Diego River Trail" and shall include lighting. (Traffic)
- 96. All internal streets shall be built per Santee residential roadway standards and be 36' wide from curb to curb including parking on both sides. Streets may be reduced to 30' curb to curb in locations where there is no parking on one side of the street and to 26' wide where parking on either side is infeasible due to garage access. (Traffic)
- 97. All sidewalks shall be a minimum of 5' for non-contiguous and 5.5' for contiguous including top of curb. (Traffic)
- 98. The southernmost driveway shall be aligned with the centerline of River Bluff Drive across Cottonwood Avenue. (Traffic)
- 99. Modify and construct the intersection of Magnolia Avenue at Walker Trails Drive to have dual northbound left turn lanes that are a minimum of 80 feet in length with a

transition to the existing roadway lane striping at the north end of the San Diego River bridge. The work shall include all widening asphalt roadway, replacement of curb and gutter, modifications and/or replacement of sidewalk underdrain, relocation and replacement of sidewalk, relocation of the fence behind the sidewalk, relocation of the streetlight, grading work and/or retaining walls as needed, replacing impacted landscaping, modification to roadway signs as needed, and modifying striping as needed. The work shall also include modifying the striping on Walker Trails to receive the dual left turn and modifying the striping on Magnolia Avenue north of the intersection to align with the new striping configuration on the south side. The lane configuration shall be:

Magnolia Avenue south of the intersection:

- 5-foot bike lanes on both sides
- two 11-foot southbound lanes
- o two 11-foot northbound lanes
- two 10-foot northbound left turn lanes (80 feet long)

#### Walker Trails Drive:

- the dual west bound lanes should be for a minimum of 130 feet and then merge down to one westbound lane.
- 11-foot eastbound left turn
- o 12-foot eastbound right turn lane
- o 11-foot #1 westbound lane
- 12-foot #2 westbound lane
- 6-foot westbound bike lane

The developer shall be responsible for forty percent of the fair share contribution of the cost for constructing the dual left turn modification improvements on Magnolia Avenue. Sixty percent of the actual cost for the above installation is eligible for construction fee credits (SMC 12.30.100) toward Traffic Mitigation Impact Fees. Fee credits shall not exceed the traffic mitigation impact fee amount due at the time of building permit issuance. The actual cost of construction shall be determined from certified invoices from the contractor, except that this cost must not exceed the estimated price as established by the Director of Engineering per SMC 12.30.060. (Traffic)

- 100. At the time of request for transfer the applicant consents to participate in an election process to ensure the timely annexation of the property to the District. The applicant, while majority property owner, shall vote affirmatively on the question of the property's annexation to the District and subsequent property assessment. (Engineering)
- 101. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Engineering/City Engineer. (Engineering)
- 102. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)

#### ONGOING: The following conditions shall apply during the term of this permit.

- 103. All groundcover installed pursuant to an approved landscape plan shall provide on-hundred (100) percent coverage within nine (9) months of planting or additional landscaping, to be approved by the City, shall be required in order to meet this standard. Property owners are responsible for the continual maintenance of all landscape areas on-site and between the property line and the curb. All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty (30) days from the date of damage.(Planning)
- 104. No property owner shall sublease, subrent or otherwise make available to residents of other properties, the required off-street parking spaces. (Planning)
- 105. Mechanical equipment, including but not limited to HVAC equipment, shall be screened and architecturally integrated in terms of material, color, shape and size. The screening design shall blend with the building design. (Planning)
- 106. Parking areas and driveways shall be well maintained, free of potholes, ruts, and cracks. (Planning)
- **SECTION 4**: The applicant shall defend, indemnify, and hold harmless the City and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City concerning DR-2024-0001, or any action relating to or arising out of its approval.
- **SECTION 5**: The terms and conditions of DR-2024-0001 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to DR-2024-0001 the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.
- **SECTION 6:** The approval of DR-2024-0001 expires on September 24, 2028 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the City Planner the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.
- **SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 24, 2025.

**SECTION 8:** The City hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City's Planning & Building Department, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The City shall file the Notice of Determination with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

<u>SECTION 9</u>: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City's City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of September 2025, by the following roll call vote to wit:

AYES:			
NOES:			
ABSENT:			
	APPROVED:		
ATTEST:	JOHN W. MINTO, MAYOR		
JAMES JEFFRIES, CITY CLERK	_		

**MEETING DATE** September 24, 2025

ITEM TITLE TYPE 1 FIRE ENGINE REFURBISHMENT DISCUSSION

**DIRECTOR/DEPARTMENT** Harley Wallace, Fire Chief  $\sqrt{\phantom{a}}$ 

# fol

### **SUMMARY**

Staff will give a presentation to consider the refurbishment of V138, a 2005 Pierce Arrow XT Type 1 Fire Engine. This fire engine is twenty (20) years old and has required extensive maintenance over the last several years. This engine no longer meets modern safety requirements and was recommended for immediate replacement in the 2023 AP Triton Community Risk Assessment and Long-Range Master Plan.

Staff is proposing a refurbishment of V138 instead of replacement due to the extensive timeline and cost of purchasing a new Type 1 fire engine. On February 25, 2025, staff received a quote for a new Pierce Type 1 engine with similar features to the current City fleet for \$1,226,690, with an estimated production time of 52 months. The estimated timeline to complete a comprehensive refurbishment of V138 is 6 months, with an estimated cost of \$729,570.

FINANCIAL STATEMENT

No expenditure of funds is requested at this time. Should direction be given to proceed with the refurbishment of V138, staff will return with a contract proposal and funding options for Council consideration.

<u>CITY ATTORNEY REVIEW</u> □ N/A • ⊠ Completed

RECOMMENDATIONS (#

Receive presentation and provide direction to staff.

**ATTACHMENT** 

Staff Report



#### STAFF REPORT

# PRESENTATION RECOMMENDING THE REFURBISHMENT OF V138, A 2005 PIERCE ARROW XT TYPE 1 FIRE ENGINE

#### **September 24, 2025**

Staff requests direction on a proposal to consider refurbishment of V138, a 2005 Pierce Arrow XT Type 1 Fire Engine. This engine is 20 years old and has exceeded its anticipated service life. The 2023 AP Triton Community Risk Assessment and Long-Range Master Plan identified this engine as being in poor condition and in need of immediate replacement. The City recently obtained a quote to replace V138 with a comparable engine for \$1,226,690 with an anticipated 52-month build time. The City is still awaiting delivery of the Type 1 fire engine ordered in 2022, which had a purchase price of \$976,826. We anticipate receiving this engine in December 2025.

Due to the delivery timeline and price increase associated with a new engine, staff requested a proposal from Fire Trucks Unlimited to complete a refurbishment of V138. The refurbishment process has been used by other agencies as a cost-effective and quicker means of upgrading their fleet. San Miguel recently refurbished two similar engines to V138 and have been satisfied with the results. The proposal from Fire Trucks Unlimited will meet all Level II Standards of the National Fire Protection Association (NFPA) 1910 Standard for Fire Truck Refurbishing. The service life of a refurbished engine is anticipated to be 15 years and is comparable to that of a new engine. As part of the refurbishment, this engine would receive a complete engine rebuild, a remanufactured transmission, and a complete breakdown, inspection, and repair of all other systems. The seats, lighting, and other safety components will be replaced with modern equipment that meets the latest safety standards. The engine will be repainted, and the new paint and graphics will match our recent fleet purchases. All components of the refurbishment are covered by a one-year warranty, and all manufacturer warranties for new equipment are extended to the City

Under the proposal provided by Fire Trucks Unlimited, the refurbishment of V138 would start in July 2026, with an estimated completion in December 2026.

The total project cost, including select add-ons and contingencies, is estimated to be approximately \$746,950. Should Council give direction to proceed with the refurbishment of V138, a formal contract and financing options will be brought back for Council consideration at a future meeting.

MEETING DATE

September 24, 2025

ITEM TITLE SELECTION OF VOTING REPRESENTATIVE AND ALTERNATES FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND RESOLUTION CANCELLING THE REGULAR MEETING OF THE CITY COUNCIL SCHEDULED FOR WEDNESDAY, OCTOBER 8, 2025

### **DIRECTOR/DEPARTMENT**

James Jeffries, City Clerk

## SUMMARY

Mayor Minto and Councilmembers Hall and Koval are registered to attend the League of California Cities 2025 Annual Conference is scheduled for October 8-10, 2025, in Long Beach, California. Notice has been received from the League requesting each City select a voting representative and alternates, specifically for the General Assembly Meeting. At this meeting, the League membership considers and takes action on Resolutions that establish League policy.

Additionally, October 8, 2025, is a day in which a Regular Meeting of the Santee City Council would take place. There are currently no priority Agenda items planned for that meeting date and with three Members of the City Council scheduled to attend the conference, staff would recommend cancelling the October 8, 2025, Regular City Council Meeting.

## FINANCIAL STATEMENT N/A

**CITY ATTORNEY REVIEW** □ N/A • ⋈ Completed

RECOMMENDATION (A)

- 1. Select a voting representative and up to two alternates to attend the General Assembly Meeting and direct the City Clerk Office to complete and forward the Voting Delegate/Alternate form to the League of California Cities; and
- 2. Adopt the Resolution cancelling the Regular Meeting of the Santee City Council scheduled for Wednesday, October 8, 2025.

## **ATTACHMENT**

Resolution



# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, CANCELLING THE REGULAR MEETING OF THE CITY COUNCIL SCHEDULED FOR WEDNESDAY, OCTOBER 8, 2025

WHEREAS, the City Council adopted Legislative Policy Memorandum 2019-1 (LPM 2019-1) on December 11, 2019, which updated the policy on Council governance and established the Regular Meeting schedule for the City Council; and

**WHEREAS**, LPM 2019-1 allows the Council to cancel any scheduled Regular Meeting by Resolution; and

WHEREAS, currently three Members of the City Council are scheduled to attend the League of California Cities Annual Conference taking place in Long Beach, California starting on October 8, 2025, through October 10, 2025; and

**WHEREAS,** with a majority of Councilmembers scheduled to be out of town, staff would recommend cancelling the October 8, 2025, Regular Meeting of the City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, the October 8, 2025, Regular Meeting is hereby cancelled.

**BE IT FURTHER RESOLVED** that the City Council directs the City Clerk to post a Notice of Meeting Cancellation at the appropriate time.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of September 2025, by the following roll call vote to wit:

JAMES JEFFRIES, CITY CLERK		
ATTEST:	JOHN W. MINTO, MAYOR	
	APPROVED:	
ABSENT:		
NOES:		
AYES:		